

2 - S T O R E Y

# SMALL HOUSE DESIGNS



CENTRAL MORTGAGE AND HOUSING CORPORATION

**S M A L L**

**H O U S E**

**D E S I G N S**

*2-Storey*

**T**his is one of a series of booklets illustrating houses for which construction drawings have been made available to prospective home-owners and builders through the co-operation of Central Mortgage and Housing Corporation and Canadian architects. The booklets offer a wide variety of house types and plans which have been designed especially to meet Canadian requirements. Other booklets in the series include:

SMALL HOUSE DESIGNS — BUNGALOW

SMALL HOUSE DESIGNS — 1½-STORY

**A complete set of working drawings for each house illustrated may be purchased from Central Mortgage and Housing Corporation for \$10.00. Drawings should be ordered by house design number from the nearest regional or branch office of the Corporation.**

A leaflet illustrating DUPLEX DESIGNS may be obtained on request and, in addition, FARM HOUSE PLANNING, a volume of farm house designs prepared and published under the direction of the Prairie Rural Housing Committee, is also available. Working drawings of the duplex designs sell for \$15.00 per set and farm house designs for \$7.50 per set.

**CENTRAL MORTGAGE AND HOUSING CORPORATION**

**REGIONAL OFFICES**

Vancouver

Winnipeg

Toronto

Montreal

Halifax

**BRANCH OFFICES**

Victoria

Saskatoon

Sarnia

Kingston

Chicoutimi

Kelowna

Regina

London

St. Catharines

Val d'Or

Trail

Fort William

Kitchener

Ottawa

Saint John

Edmonton

Sudbury

Hamilton

Three Rivers

Moncton

Calgary

North Bay

Toronto

Sherbrooke

St. John's, Nfld.

Lethbridge

Windsor

Peterborough

Quebec

# The HOUSE for you...

---

## HOW TO SELECT IT

**C**HOOSING the right house design is the most fascinating part of planning successful home-ownership. A wise choice ensures the utmost in living convenience and comfort — both indoors and out — for those who will make the house their home.

The house designs illustrated in this series are intended to give variety in plan arrangements, house types and exterior finishes. Selections have been limited to designs with reasonable floor areas in relation to the accommodation provided. Separation of living and sleeping areas, good

circulation between rooms, and economy without austerity, have been integrated with sound structure to produce pleasant and attractive houses. Therefore, in selecting a house design from this series, it remains for you to choose the house which has the style and character you like and which provides satisfactory accommodation. You should also take into account the size and arrangement of rooms, the suitability of rooms for furniture placement, the type of house, the building site, and your financial capabilities.

### THE SIZE

Before considering any particular design, a careful assessment of the family's present and future room requirements should be made. Since cost is generally an important consideration, a compromise on space may be necessary in the interest of economy. In many comfortable homes the dining room is combined with the living room or kitchen.

To determine whether or not a particular design will conveniently meet the living

needs of your family, draw the floor plan to a scale of one-quarter inch to one foot and make cut-outs of your major pieces of furniture and equipment to the same scale. By moving the cut-outs about on the scale drawing, you will be able to plan your furniture arrangement and check on the circulation within furnished rooms, door and window locations, adequacy of room sizes and shapes and many other details of living and house-keeping.

## THE TYPE

It should be remembered that while the required livable floor area may be attained in the bungalow, 1½-storey or 2-storey types, the cost will vary considerably. Building costs per square foot for each type of house and type of construction should be obtained from builders who are familiar with building conditions in the area where the house is to be built.

The question of the basement or basementless house may arise. Houses without basements have gained popularity as a

result of new techniques and skills applied by builders but, if cost is a factor, the local climate, the soil conditions of the lot and the depth of the existing sewer and water services should be the guides. For example, if frost and soil conditions require that footings be placed at or near a depth necessary for a basement, the basement house will be less expensive since space for the heating plant and necessary storage can be provided in the basement at little additional cost.

## THE SITE

The site for your house must be selected very carefully. First of all, the house and the neighborhood should be in character and the lot wide enough to allow for a driveway or future garage.

If the soil is rock, excavating for a basement will be expensive but if the rock provides satisfactory footing for the foundation, a house without a basement could be selected. The cost of providing space for the heating plant and storage on the first floor should be compared to the cost of excavating for a basement.

The natural drainage in the area should also be considered since excavating below the water level can result in a damp and unsatisfactory basement unless special precautions are taken. Otherwise, it will be

necessary to build above the water level and the house will project above the ground more than the designer intended. Expensive retaining walls and additional landscaping will then be required to give the house a proper setting. Water and sewer services at shallow depth can have a similar effect since they must be below the basement floor. In both cases the basementless house eliminates the problem.

Proper orientation of the house is related to the site. Most people like to have the early morning sun enter the kitchen and bedrooms and the afternoon and evening sun enter the living room. The main point is to decide what you want and then select the house design and site which together produce the desired orientation.

## OTHER CONSIDERATIONS

For the most satisfying results, ensure that the contractor gives you a faithful reproduction of the design you have chosen. Even minor changes in exterior detail can spoil the effect which has been carefully worked out by the designer. Minor changes in plan arrangement may not affect the structural design of the house but major changes are sometimes difficult and often unsatisfactory. You should avoid selecting a plan which will require major changes. Where minor changes are desired, technical advice should be obtained.

For exterior finish, many variations are possible if the house is of frame construction. Masonry veneer construction is limited mainly to brick and stone while solid masonry may be brick, brick and tile, stone, concrete, or concrete blocks which are stuccoed, cement finished or painted with waterproofing paint.

And a final word of warning. Always obtain working drawings before starting construction. The sketches presented in this booklet are intended as illustrations only.





# HOW TO READ FLOOR PLAN

*Sketches*



Front Entrance



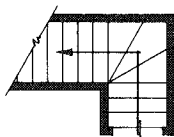
Rear Entrance



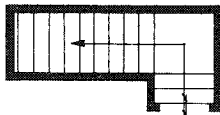
Open stairs up and closed stairs down



Closed stairs up and down



Stairs with winders



Stairs with landing



Open fireplace with tile hearth, ash dump, flue from basement



Chimney with one flue



Chimney with two flues



Kitchen cabinet upper and lower



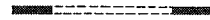
Closet with rod and shelf



Linen closet with shelves



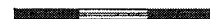
Medicine cabinet



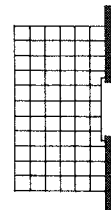
Arch



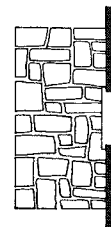
Arch with curtains



Window



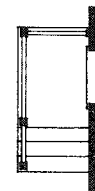
Tile



Flagstone



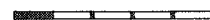
Stoop with railings



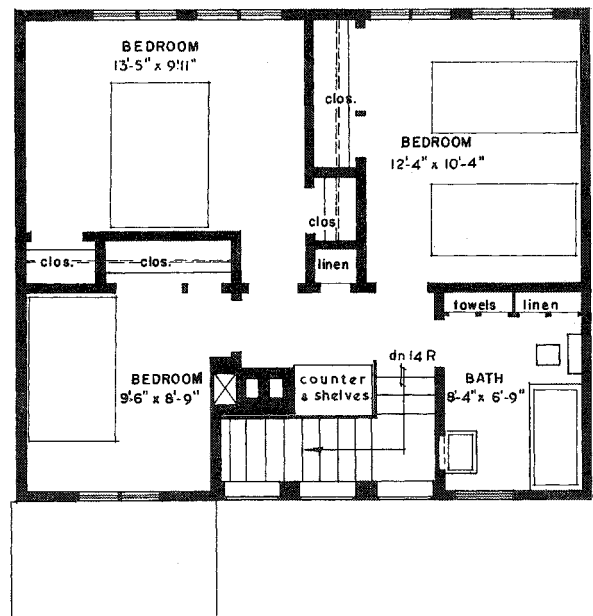
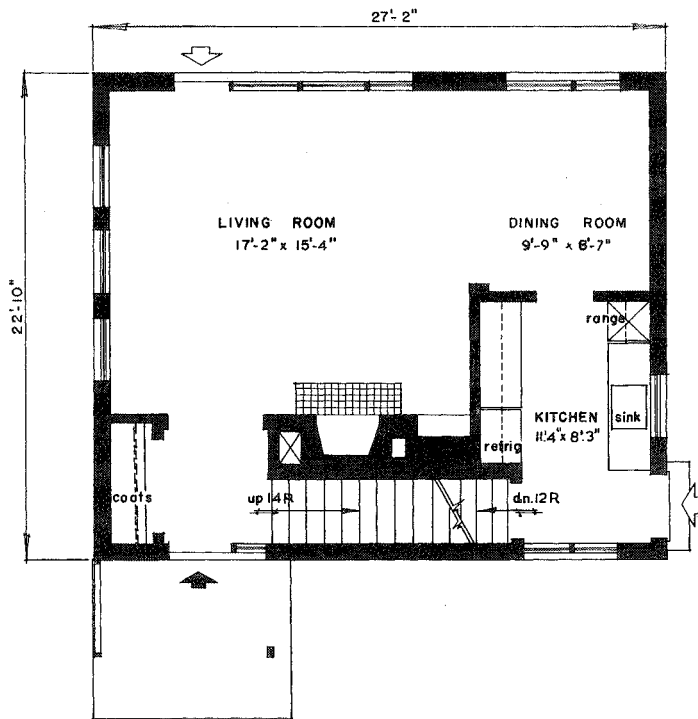
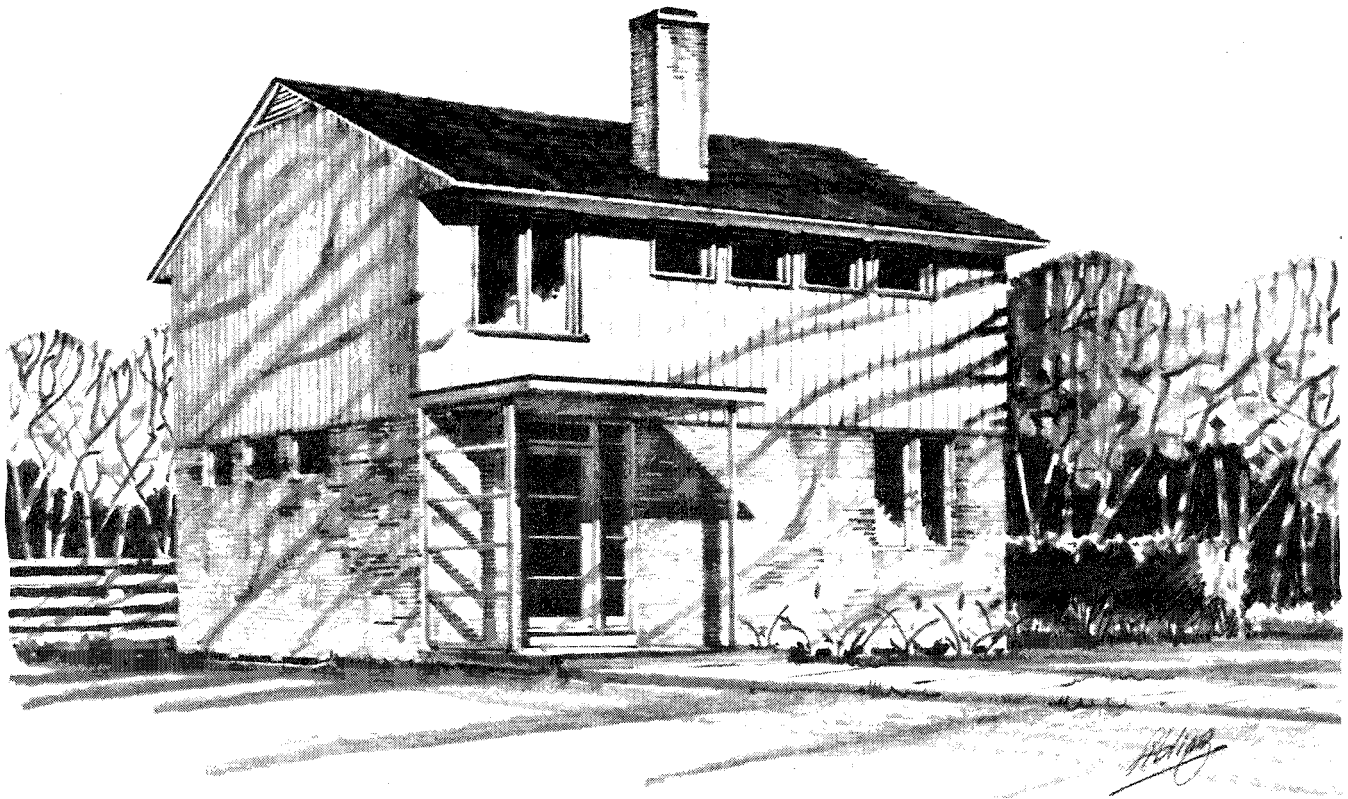
Side entrance stoop with railings



Flower box



Open partition



*Area:*

First floor — 620 sq. ft.

Second floor — 620 sq. ft.

Total 1,240 sq. ft.

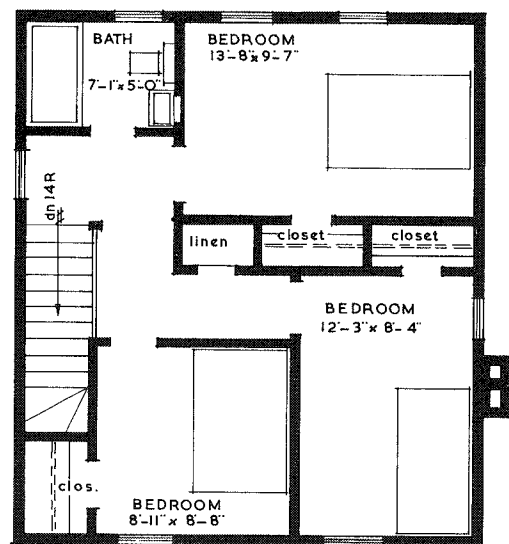
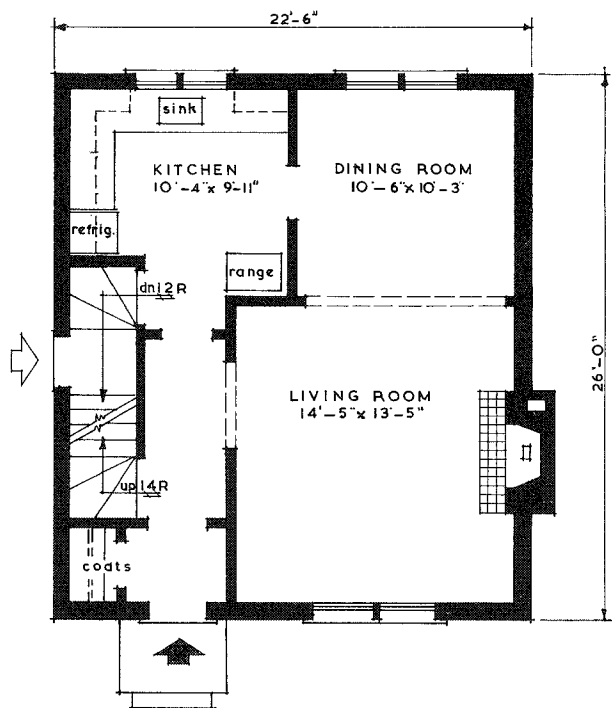
*Cubic Contents:*

17,205 cubic feet

*Architect:*

Henry Fliess,  
Toronto, Ont.

DESIGN  
500



### *Area:*

First floor — 585 sq. ft.

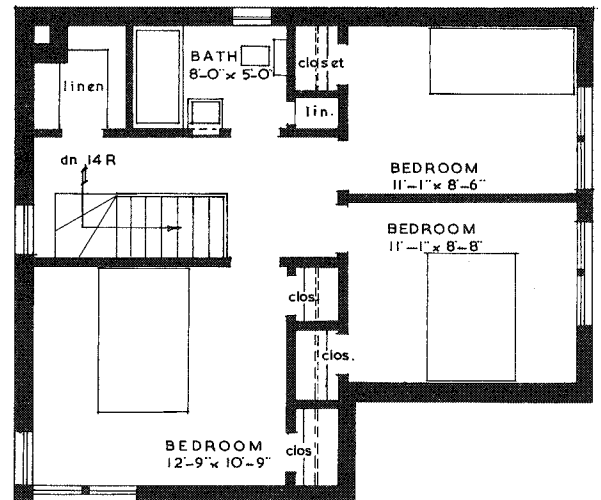
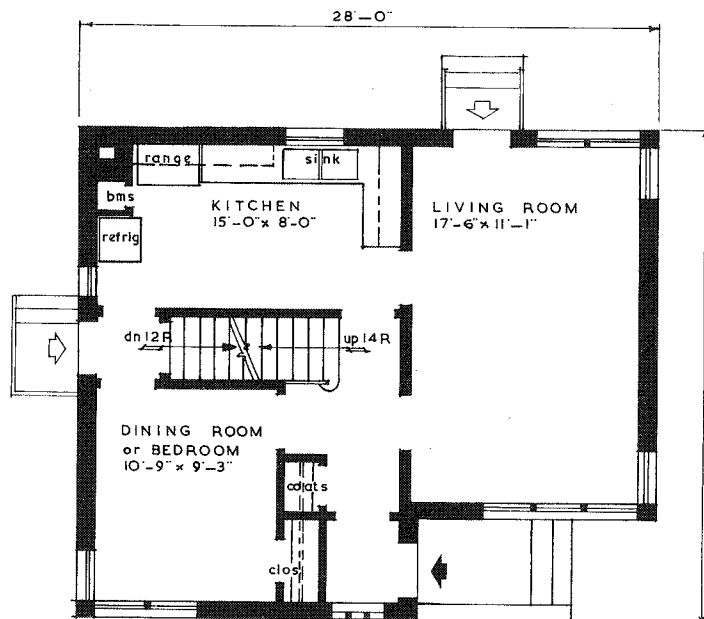
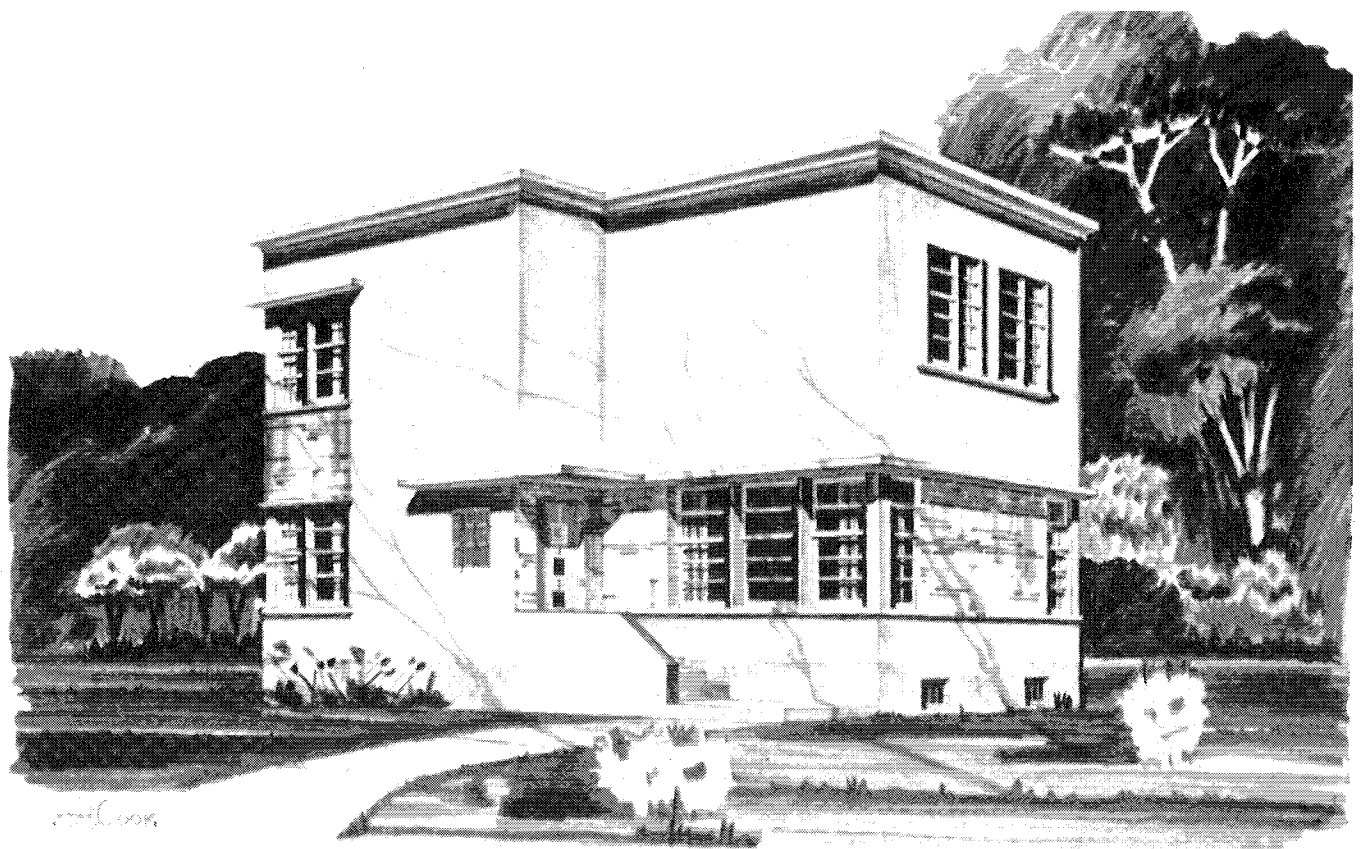
Second floor — 552 sq. ft.

Total 1,137 sq. ft.

### *Cubic Contents:*

15,610 cubic feet

DESIGN  
501



### *Area:*

First floor — 614 sq. ft.

Second floor — 614 sq. ft.

Total ° 1,228 sq. ft.

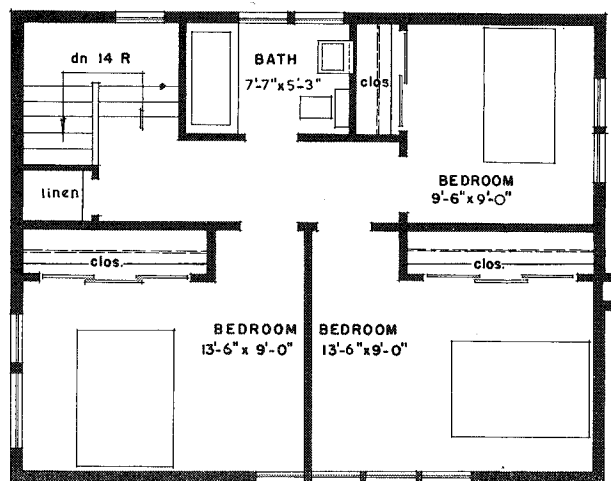
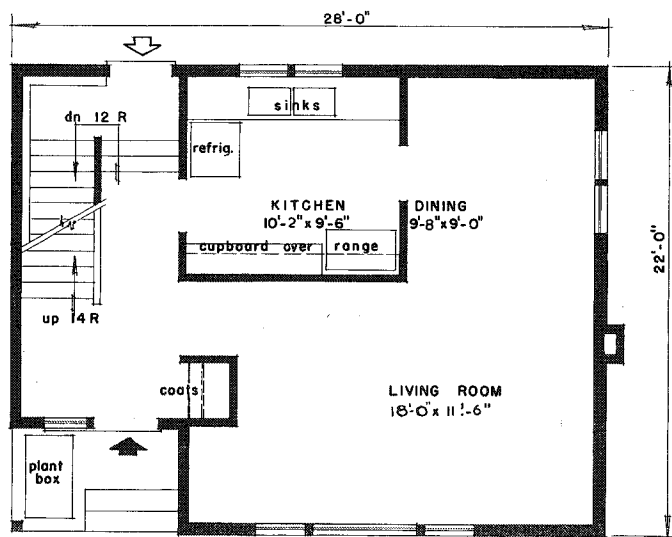
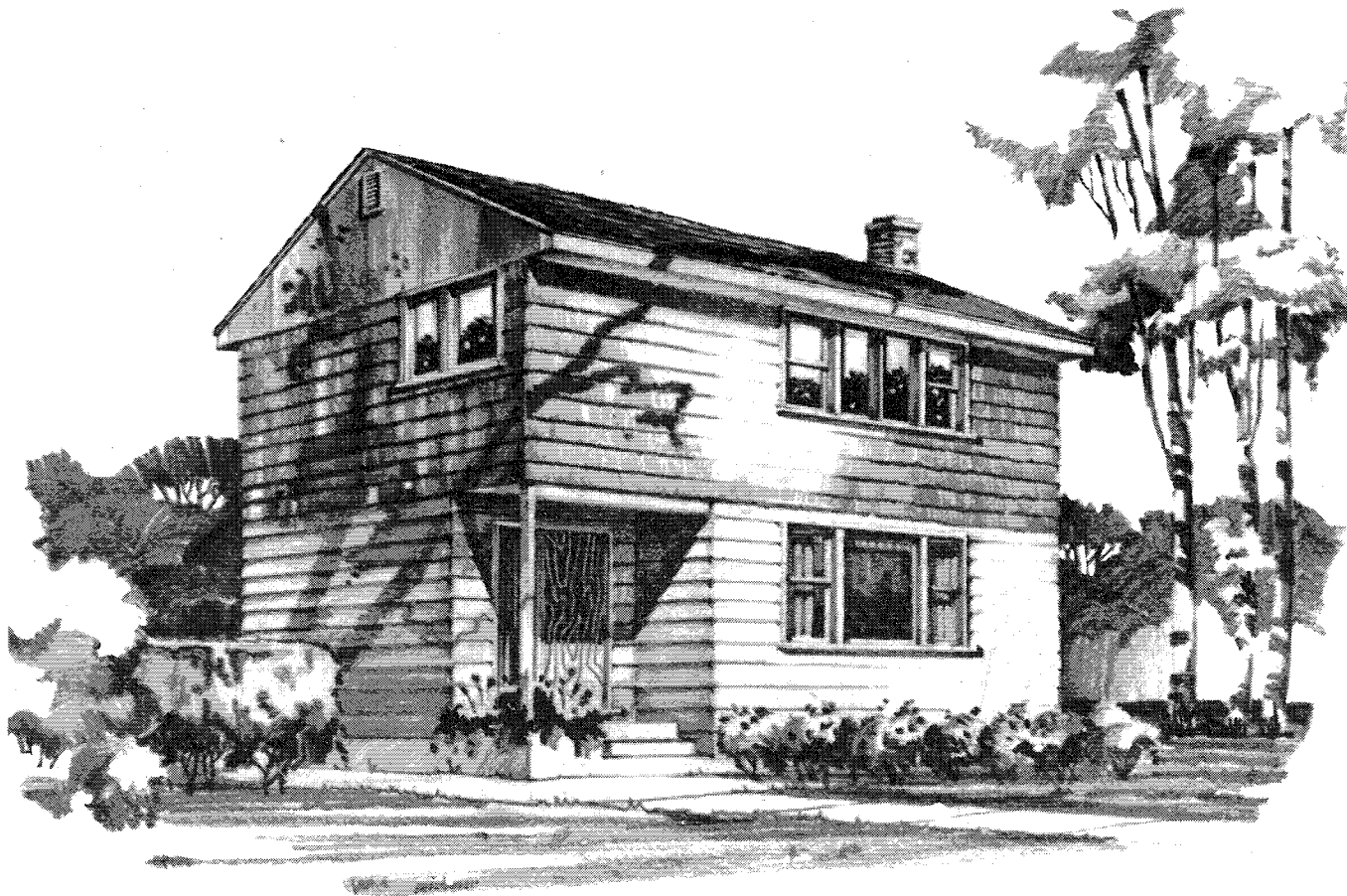
### *Cubic Contents:*

17,515 cubic feet

### *Architect:*

Jacques-Yves Langlois,  
Montreal, Que.

DESIGN  
502



### *Area:*

First floor — 576 sq. ft.

Second floor — 616 sq. ft.

Total 1,192 sq. ft.

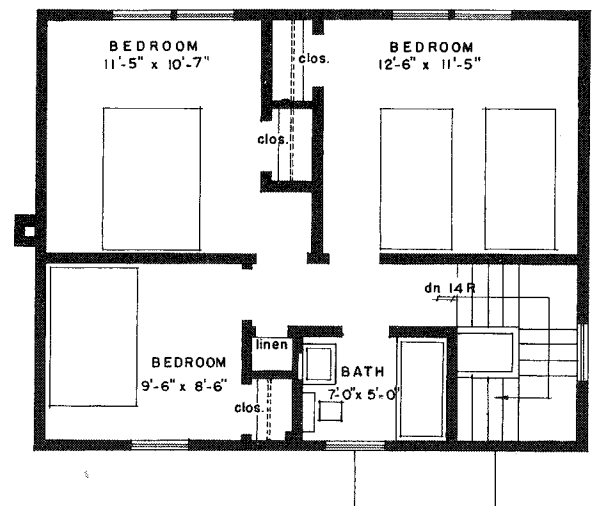
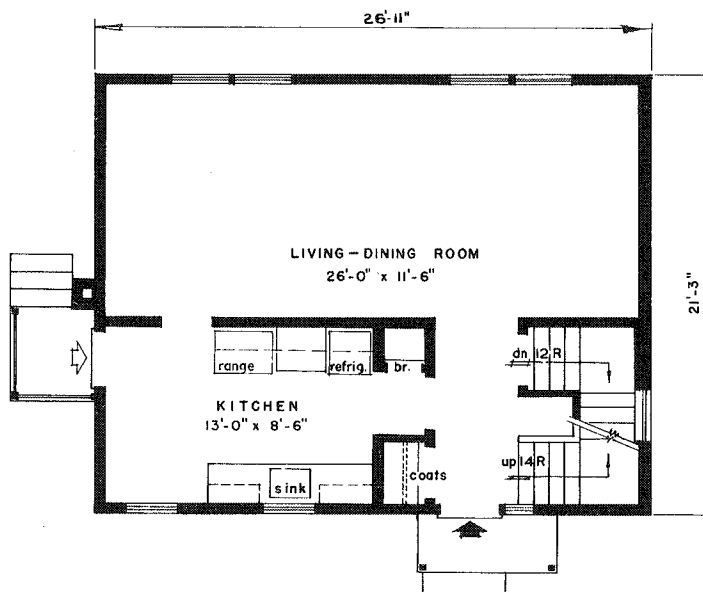
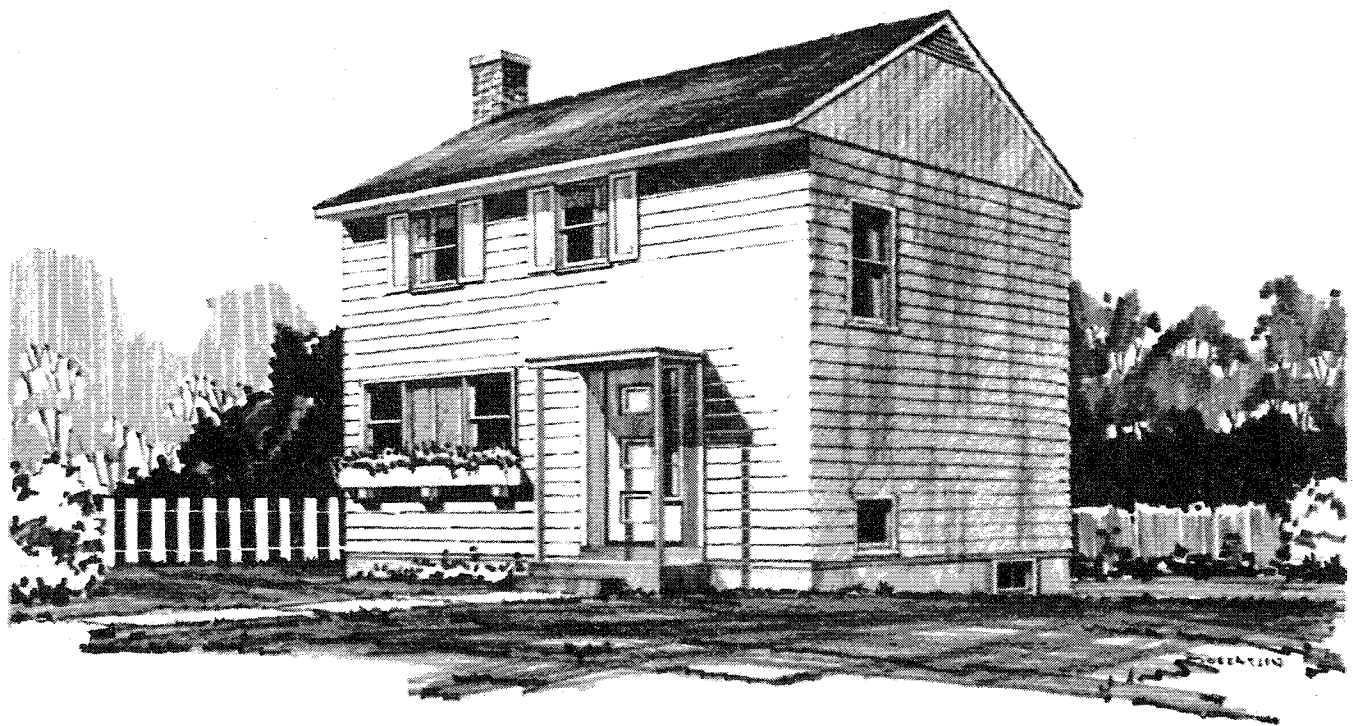
### *Cubic Contents:*

16,260 cubic feet

### *Architect:*

Edwin Raines,  
Winnipeg, Man.

DESIGN  
503



*Area:*

First floor — 572 sq. ft.

Second floor — 572 sq. ft.

Total 1,144 sq. ft.

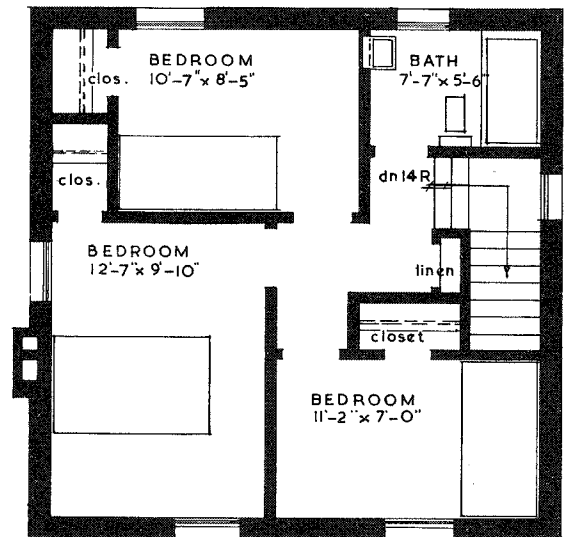
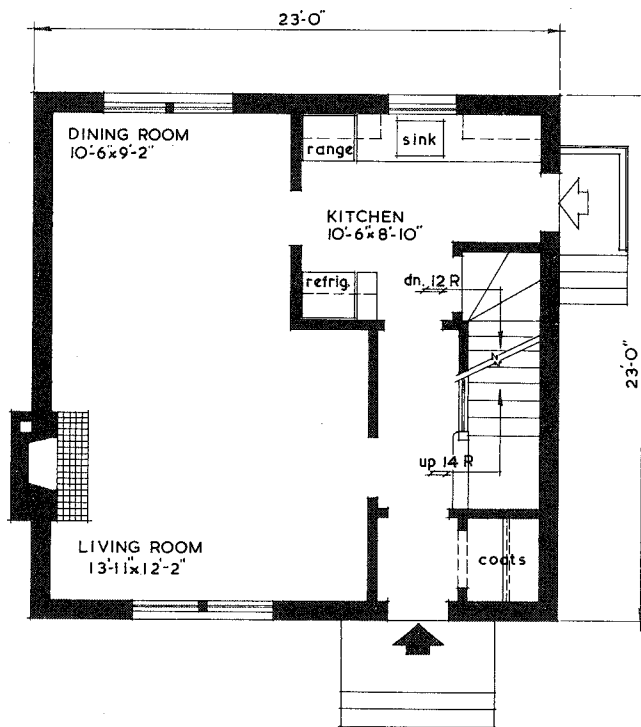
*Cubic Contents:*

15,875 cubic feet

*Architect:*

Wilson & Newton,  
Toronto, Ont.

DESIGN  
504



### *Area:*

First floor — 529 sq. ft.

Second floor — 529 sq. ft.

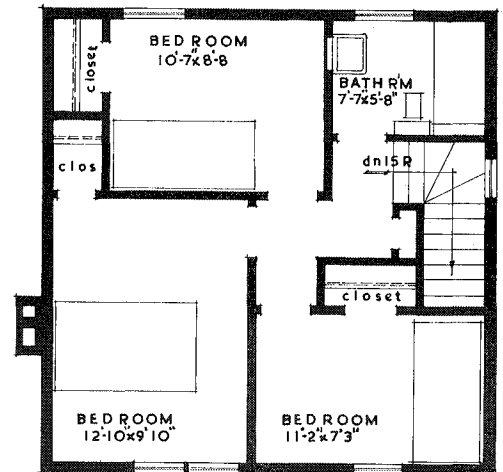
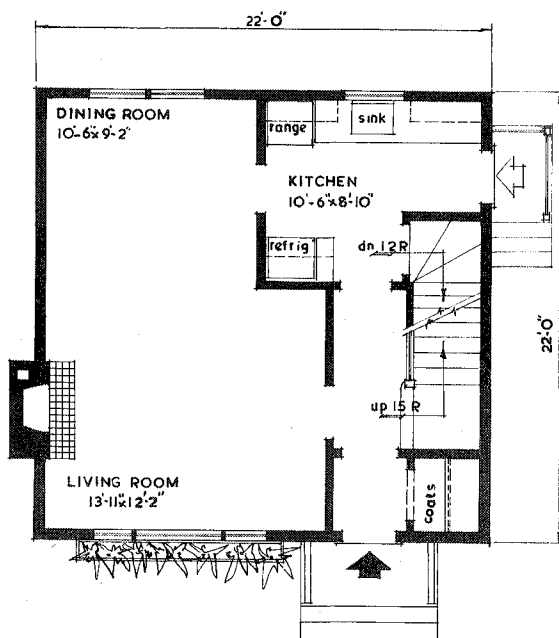
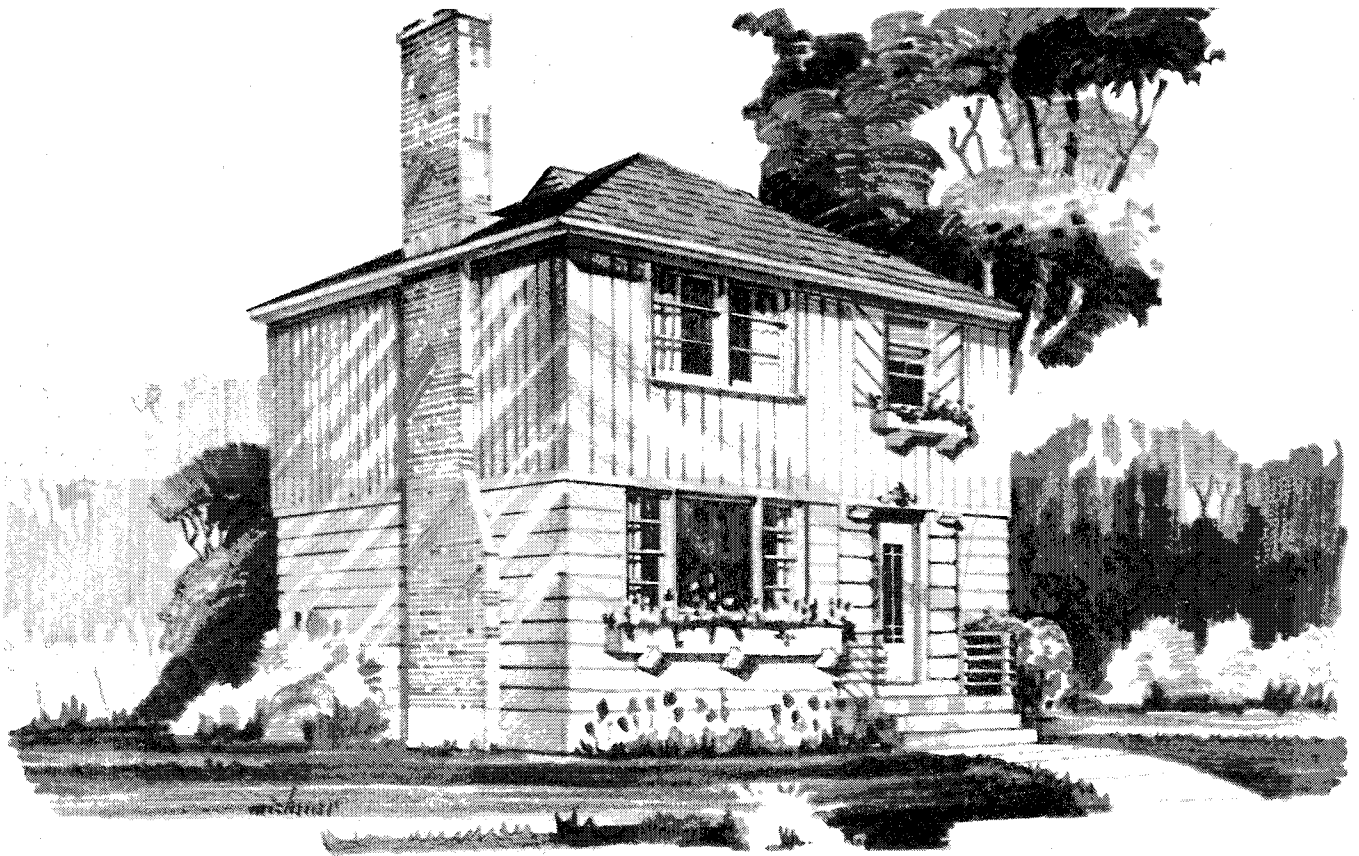
Total 1,058 sq. ft.

### *Cubic Contents:*

14,285 cubic feet

DESIGN  
505





### *Area:*

First floor — 484 sq. ft.

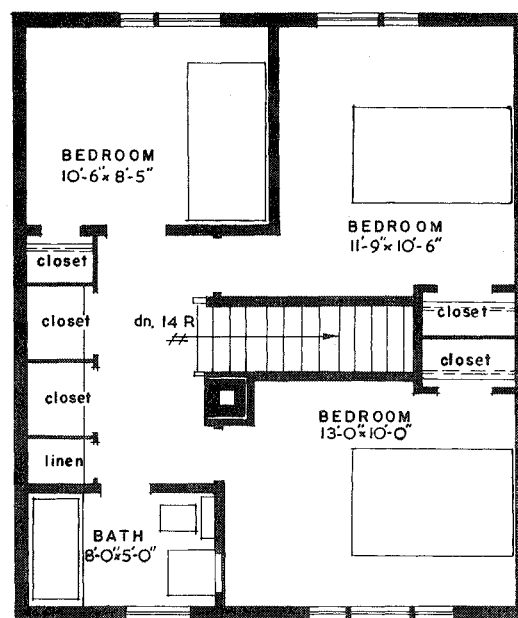
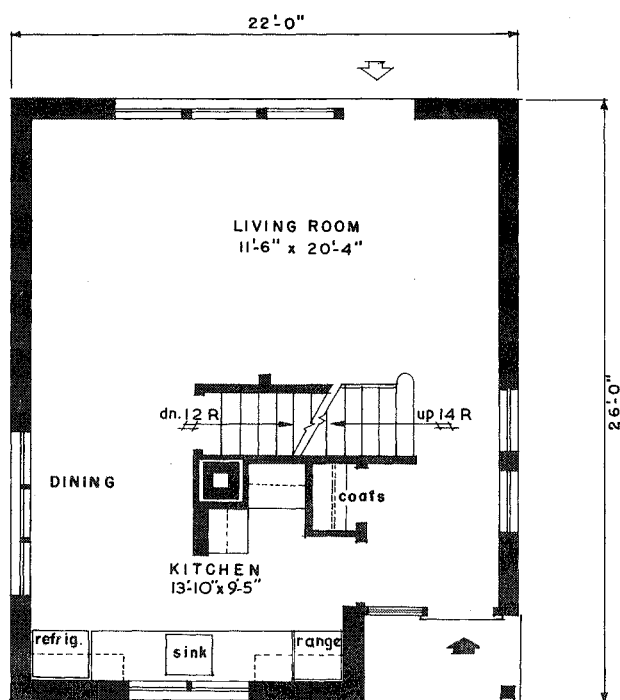
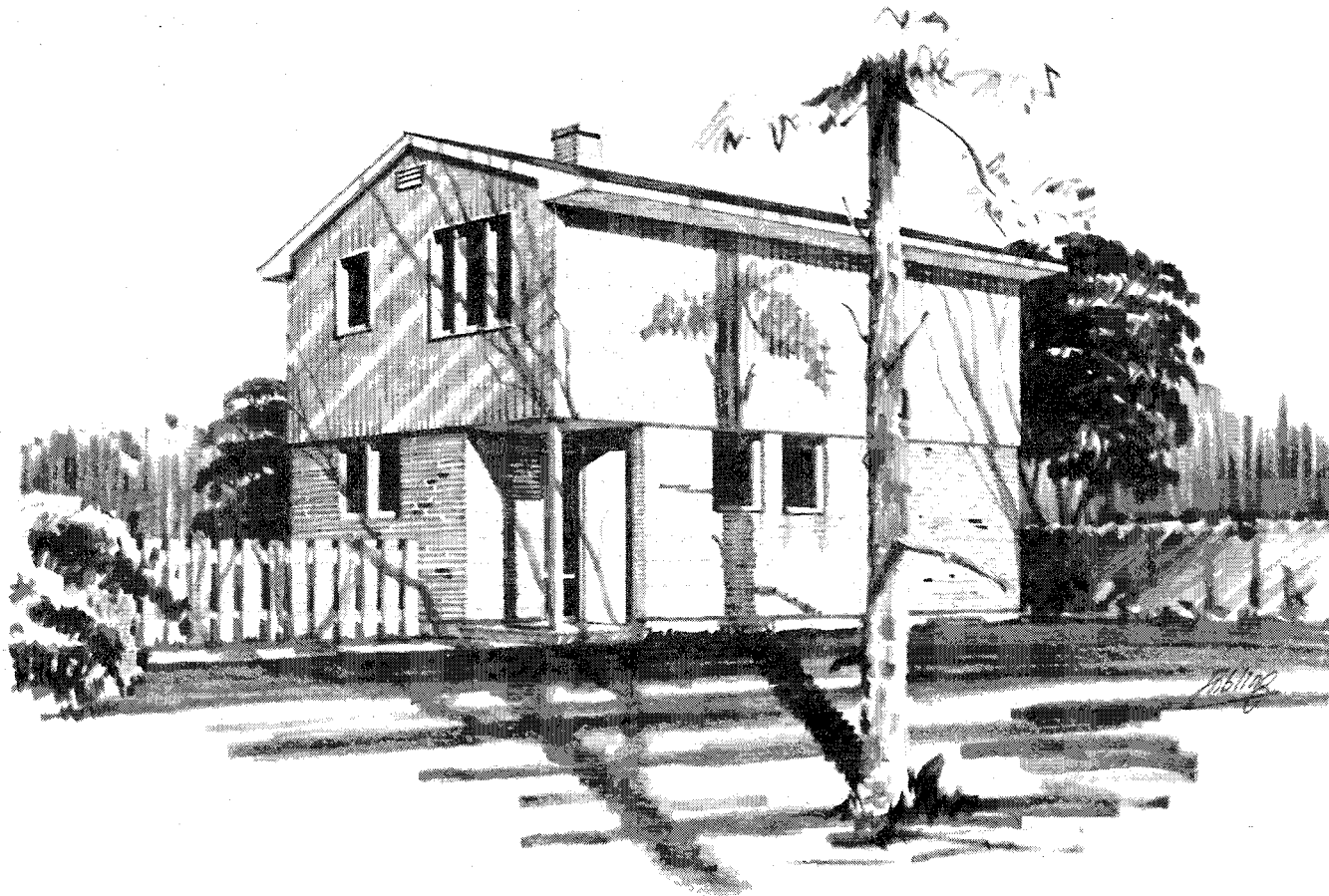
Second floor — 495 sq. ft.

Total 979 sq. ft.

### *Cubic Contents:*

13,050 cubic feet

DESIGN  
506



### *Area:*

First floor — 550 sq. ft.

Second floor — 572 sq. ft.

Total 1,122 sq. ft.

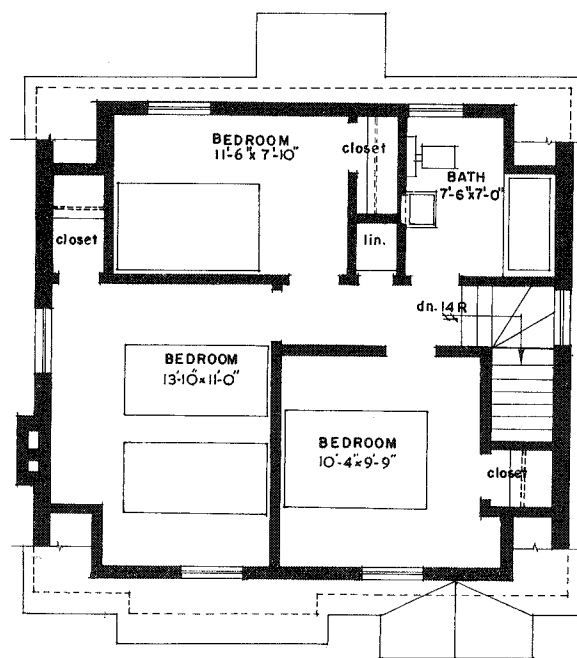
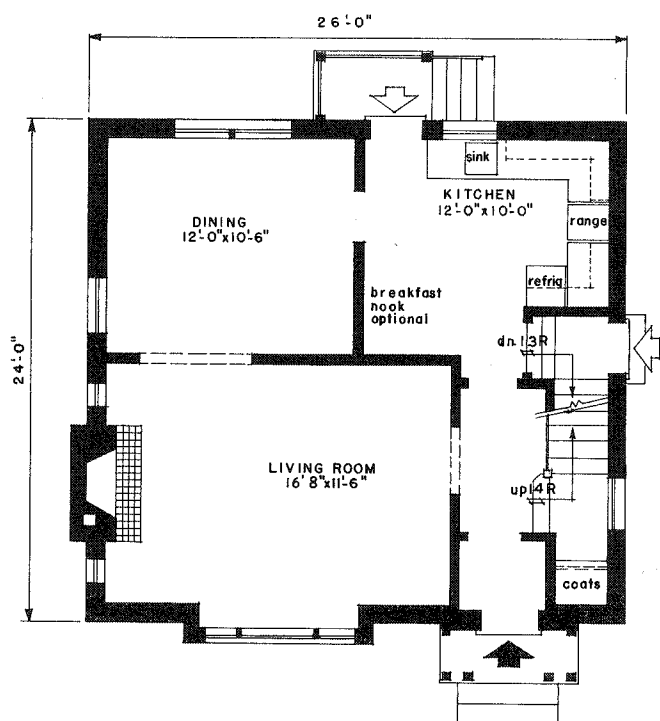
### *Cubic Contents:*

15,345 cubic feet

### *Architect:*

Michael Bach,  
Toronto, Ont.

DESIGN  
507



### Area:

First floor — 633 sq. ft.  
 Second floor — 563 sq. ft.  
 Total 1,196 sq. ft.

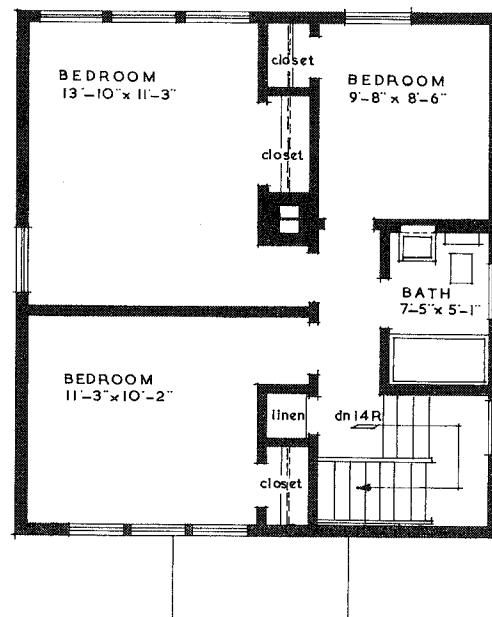
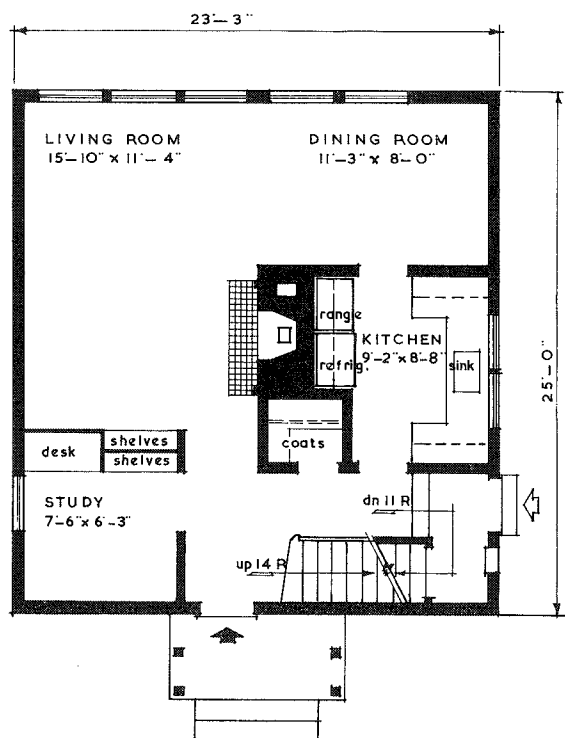
### Cubic Contents:

17,315 cubic feet

### Architect:

Designer— H. C. Jarvis  
 Ottawa, Ont. Associate Architect—  
 A. Martineau  
 Ottawa, Ont.

DESIGN  
 508



**Area:**

First floor — 581 sq. ft.

Second floor — 581 sq. ft.

Total 1,162 sq. ft.

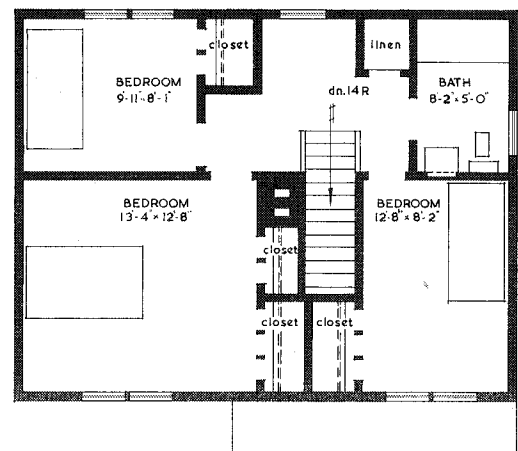
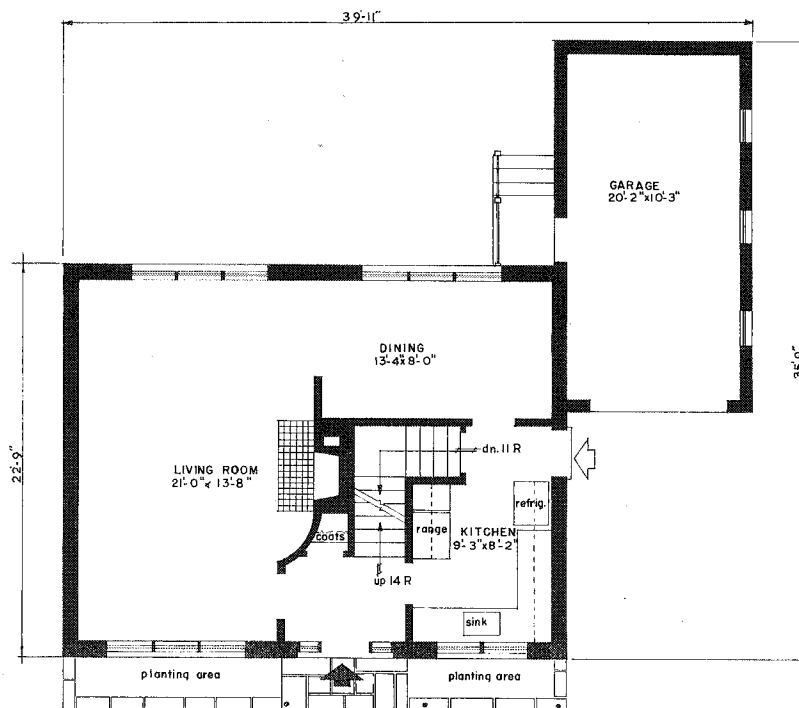
**Cubic Contents:**

16,420 cubic feet

**Architect:**

Kent Barker,  
Toronto, Ont.

**DESIGN**  
**509**



### *Area:*

First floor — 659 sq. ft.

Second floor — 659 sq. ft.

Total 1,318 sq. ft.  
(exclusive of garage)

### *Cubic Contents:*

18,640 cubic feet  
(exclusive of garage)

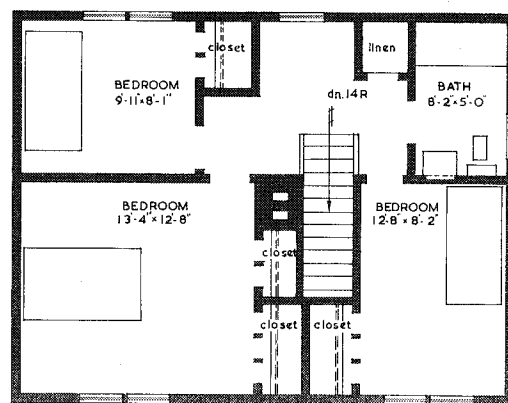
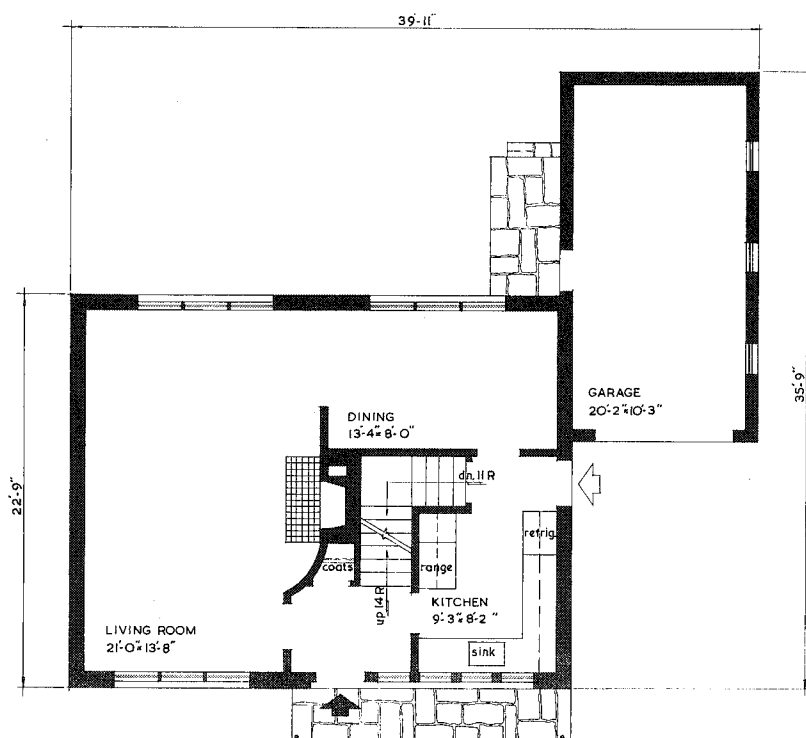
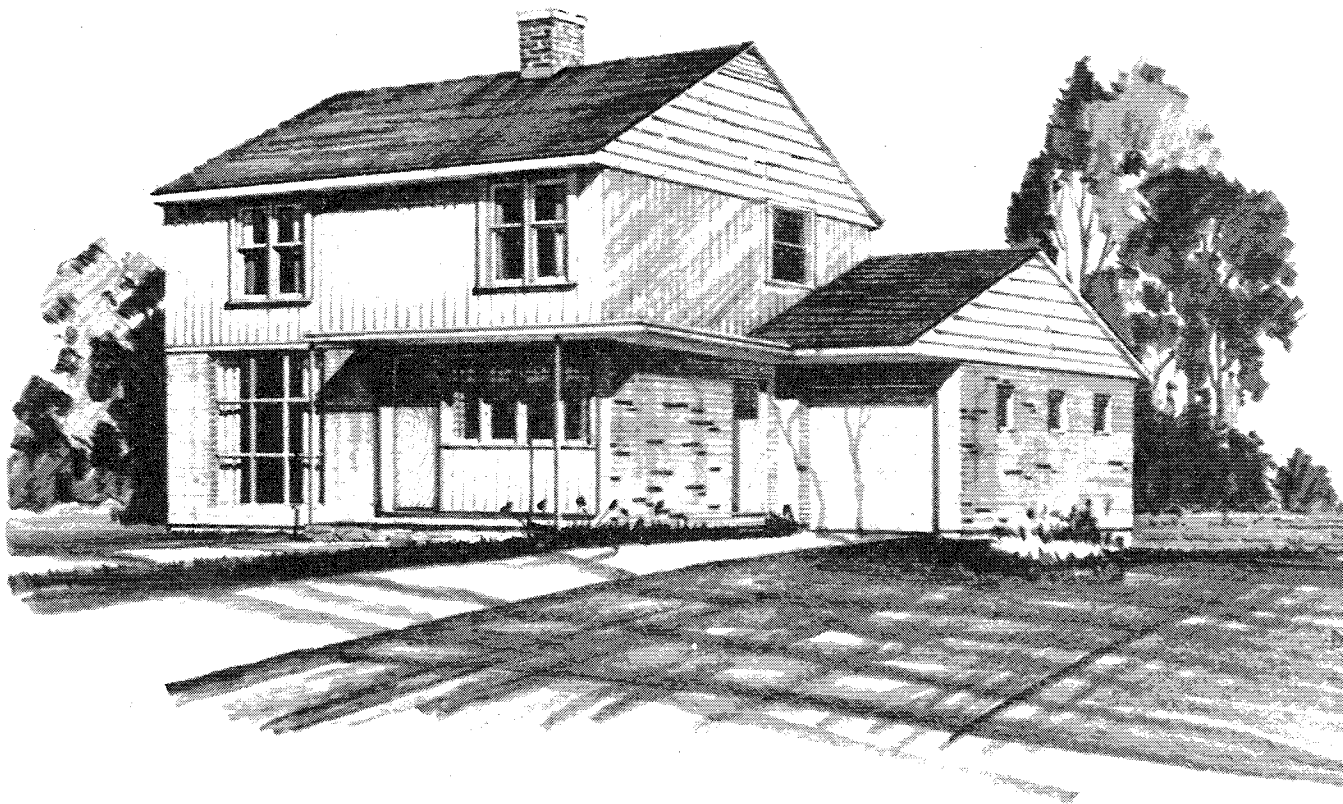
### *Architect:*

Wilson & Newton,  
Toronto, Ont.

(Design 511 is a variation of this plan)

DESIGN  
510





### *Area:*

First floor — 659 sq. ft.

Second floor — 659 sq. ft.

Total 1,318 sq. ft.  
(exclusive of garage)

### *Cubic Contents:*

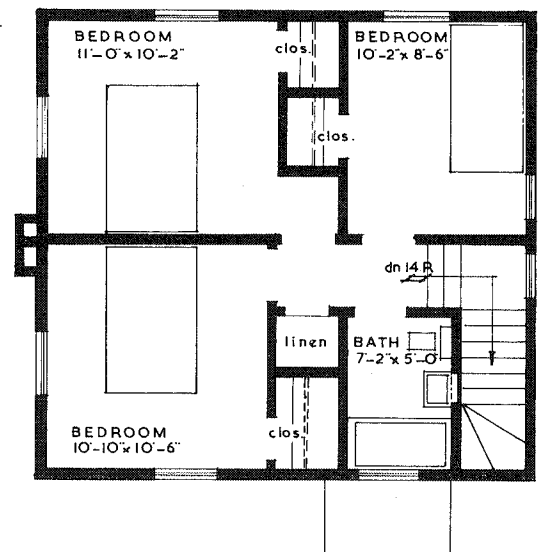
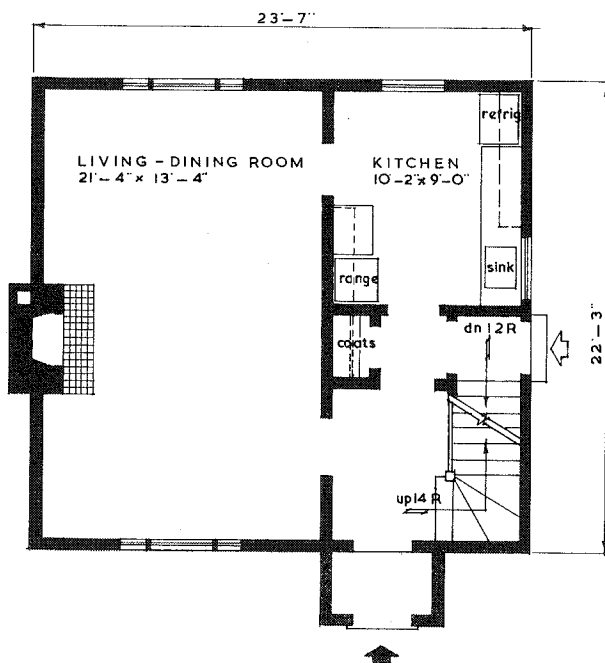
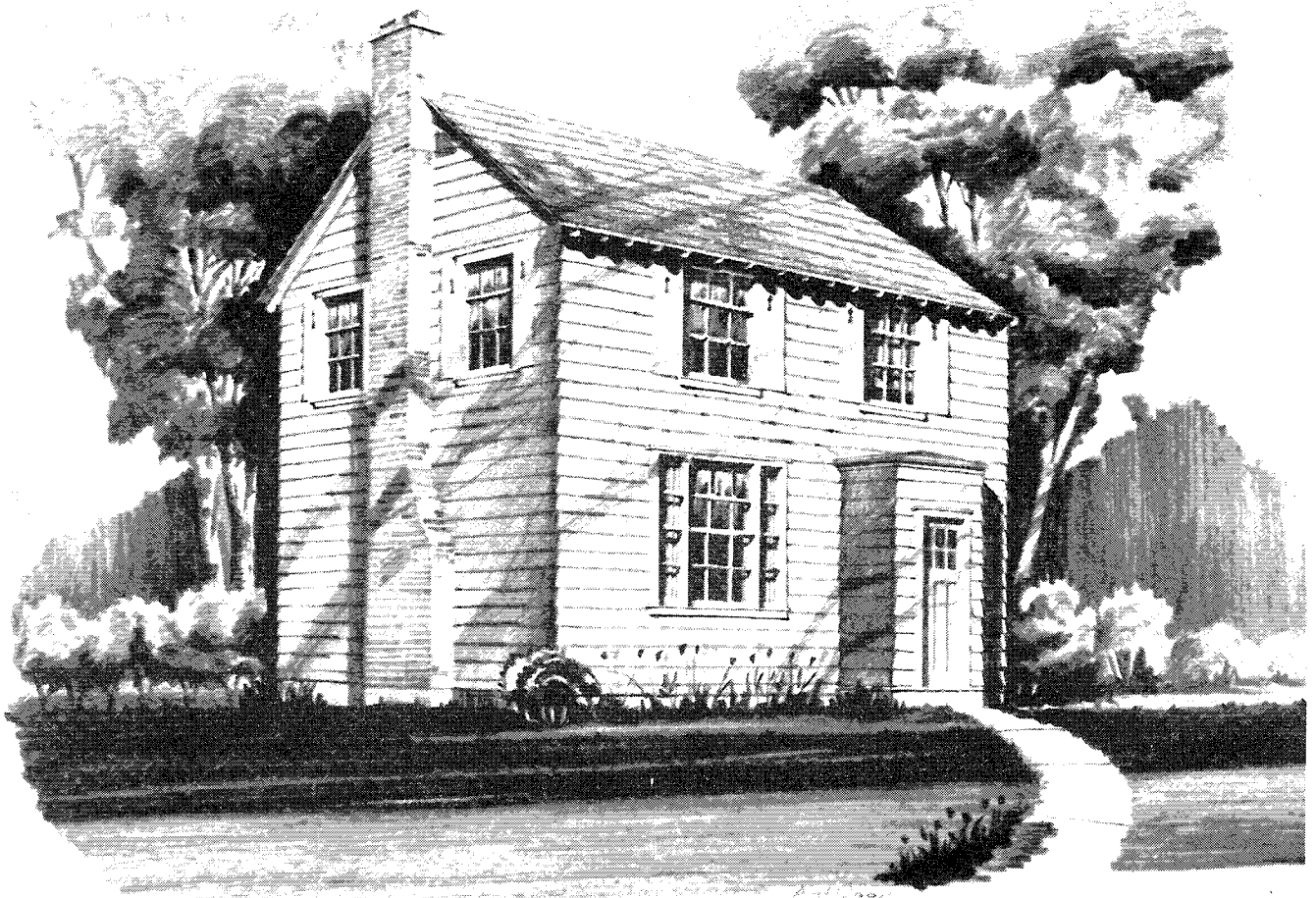
18,640 cubic feet  
(exclusive of garage)

### *Architect:*

Wilson & Newton,  
Toronto, Ont.

(Design 510 is a variation of this plan)

DESIGN  
511



*Area:*

First floor — 544 sq. ft.

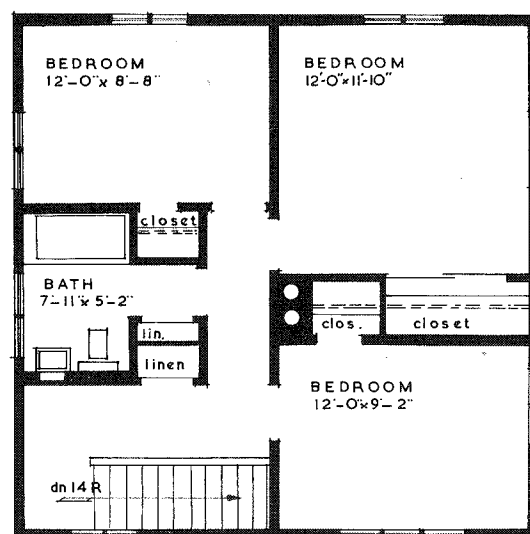
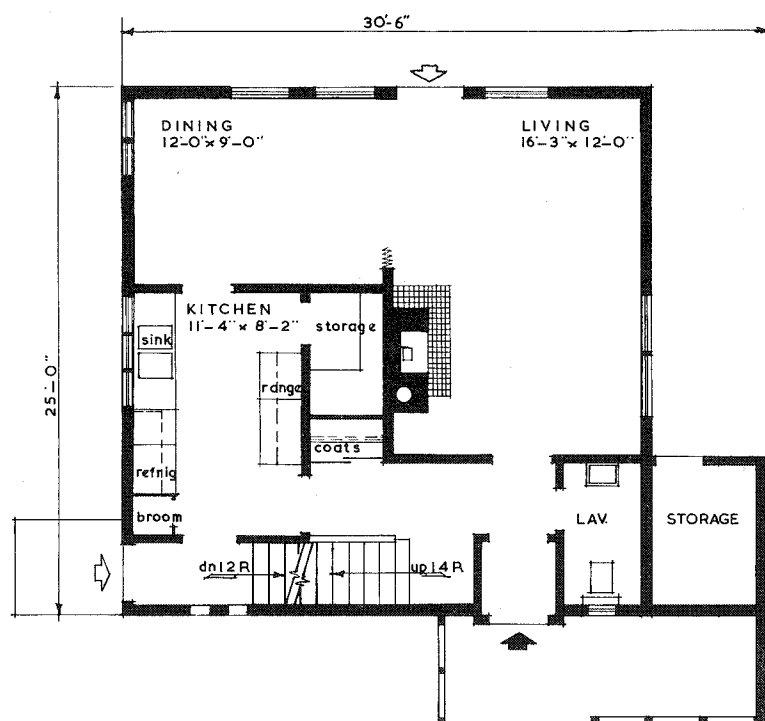
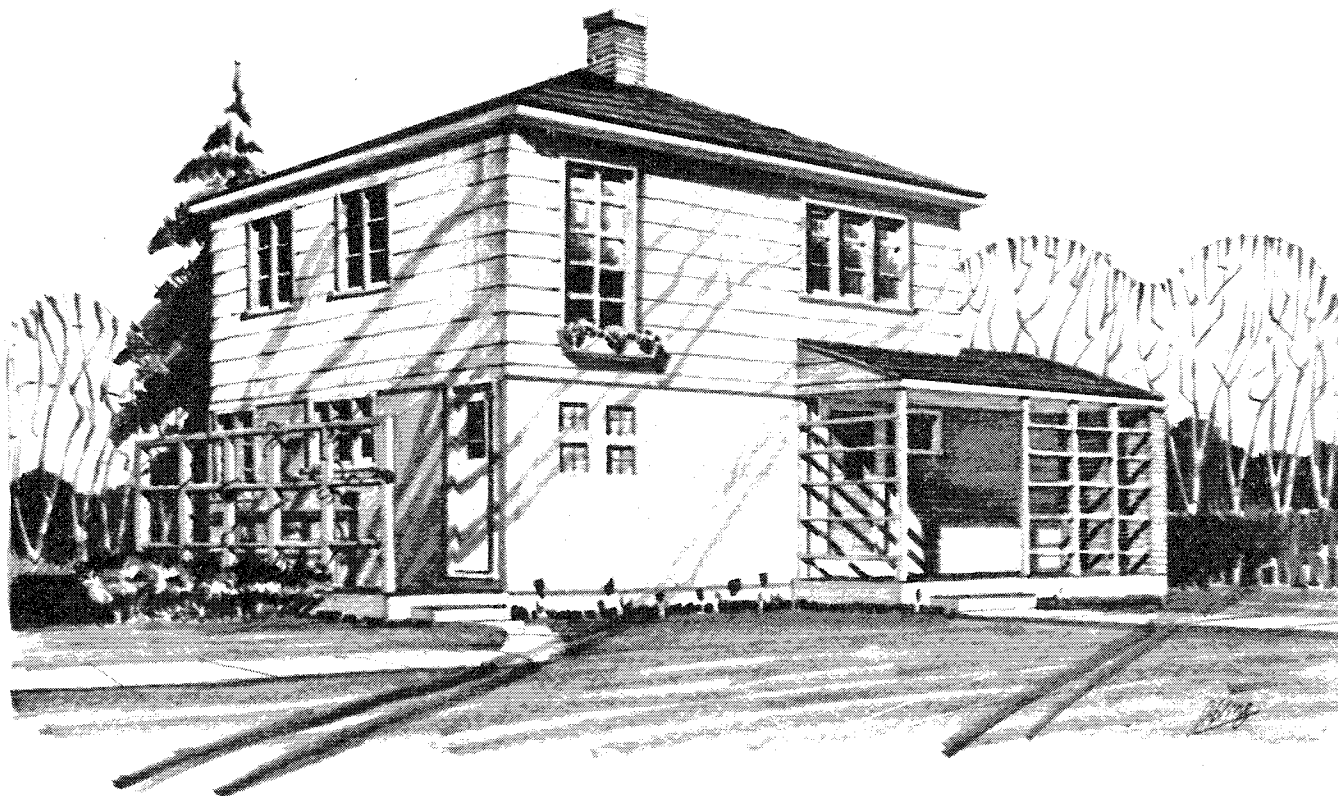
Second floor — 524 sq. ft.

Total 1,068 sq. ft.

*Cubic Contents:*

14,690 cubic feet

DESIGN  
512



### *Area:*

First floor — 625 sq. ft.

Second floor — 625 sq. ft.

Total 1,250 sq. ft.

### *Cubic Contents:*

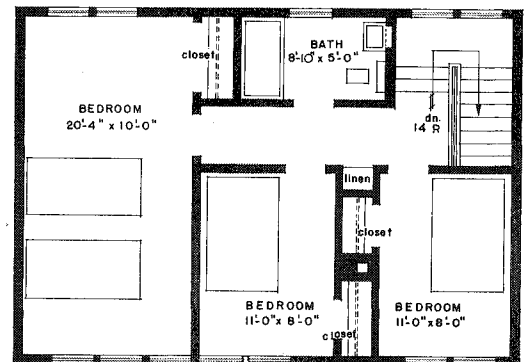
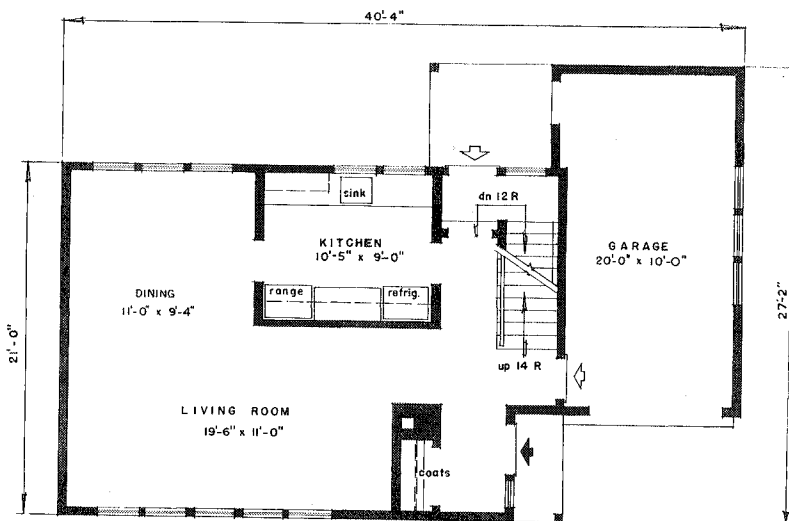
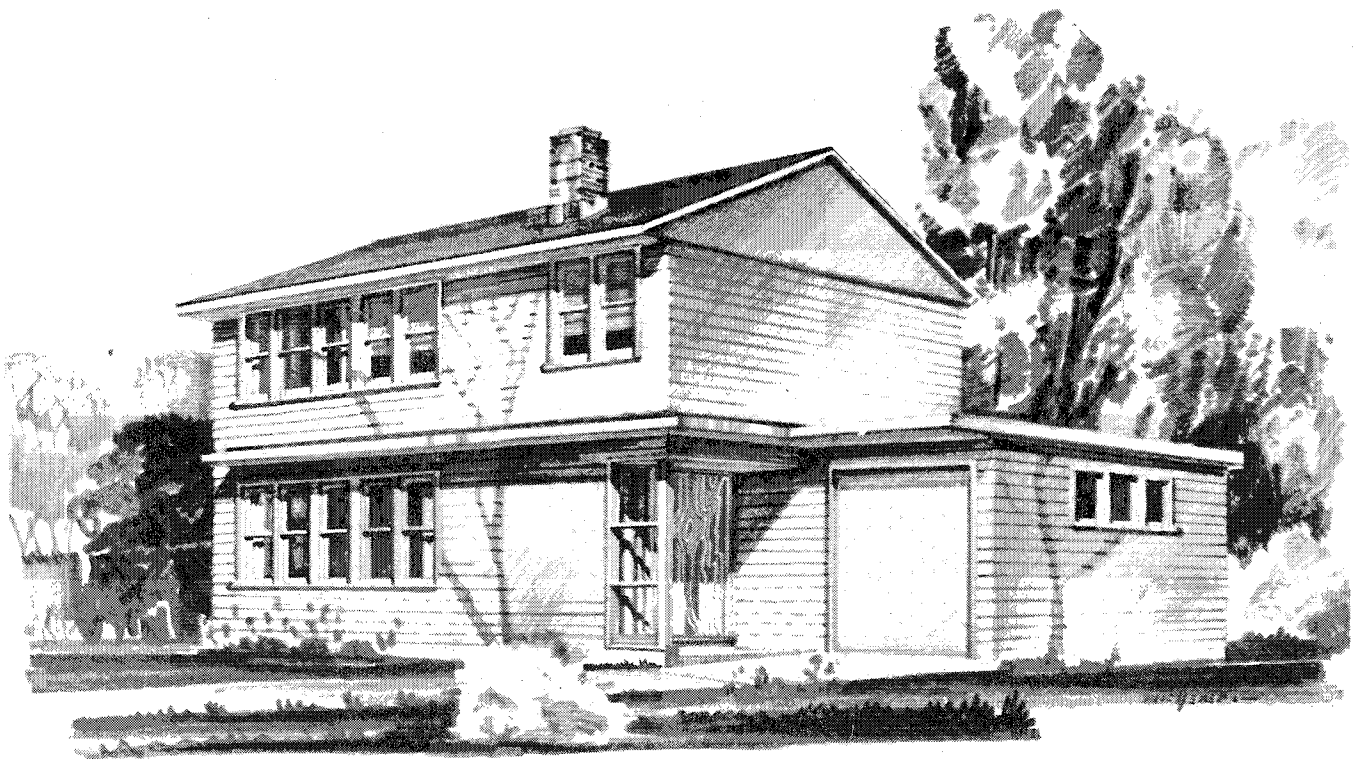
17,155 cubic feet

### *Architect:*

A. Henri Tremblay,  
Quebec, Que.

DESIGN  
513





### *Area:*

First floor — 611 sq. ft.

Second floor — 628 sq. ft.

Total 1,239 sq. ft.  
(exclusive of garage)

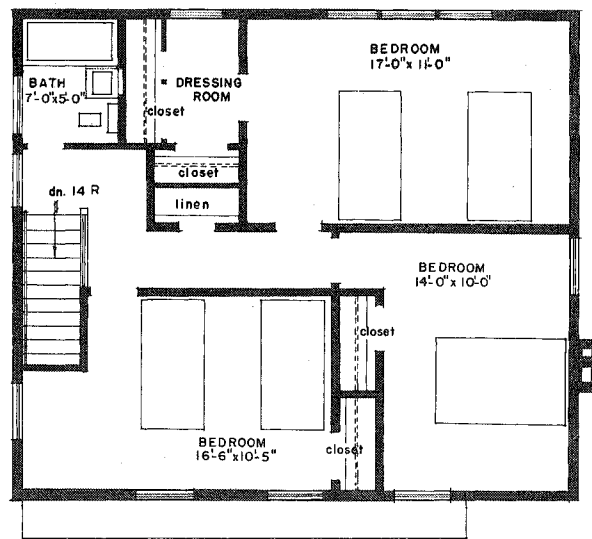
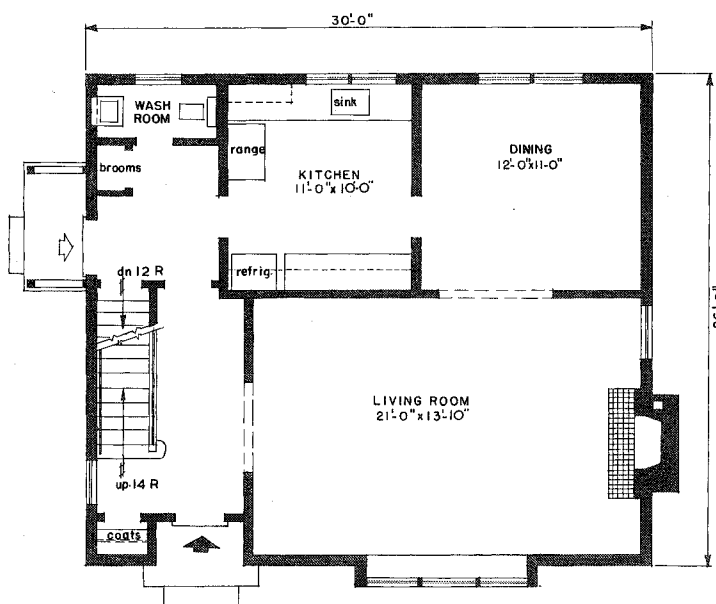
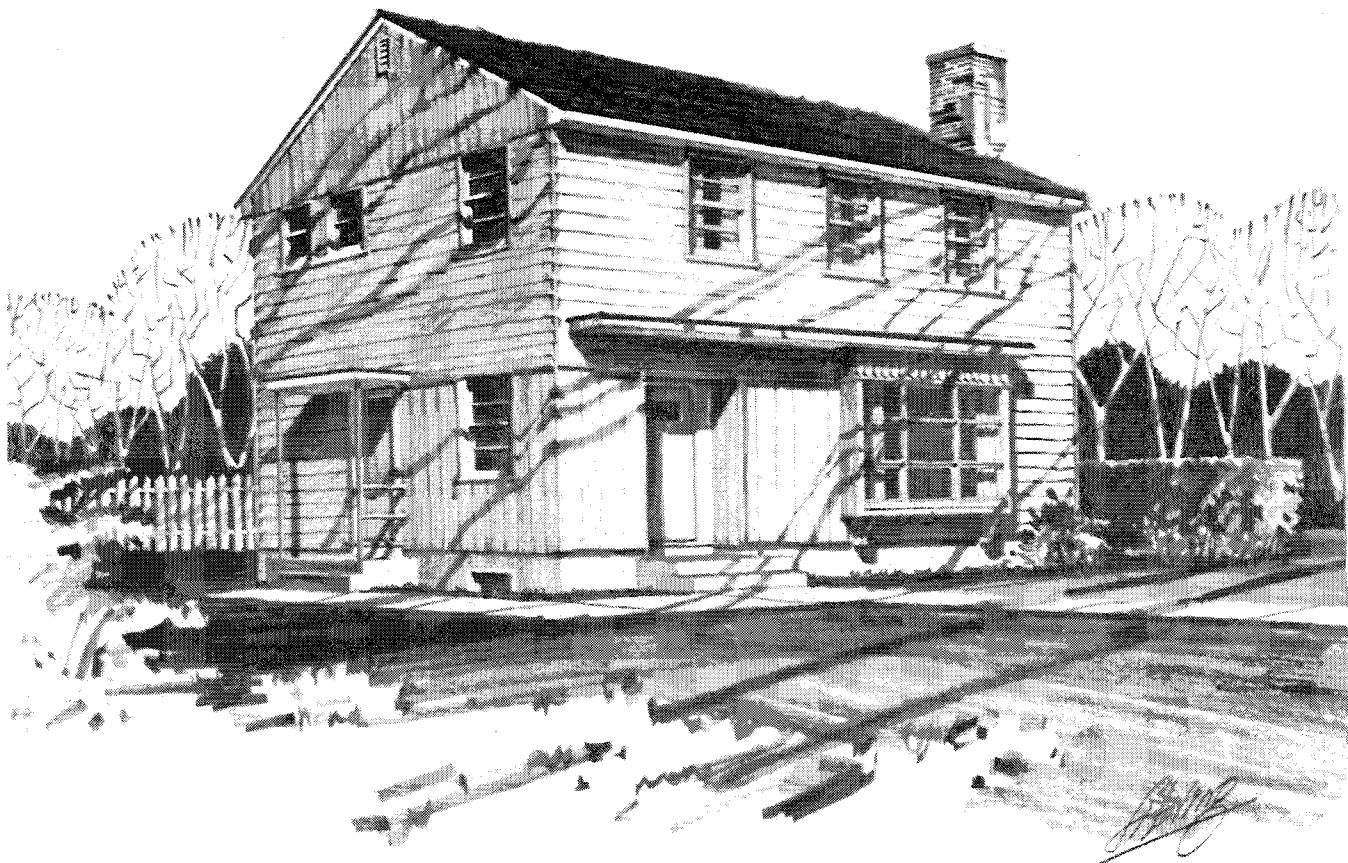
### *Cubic Contents:*

16,665 cubic feet  
(exclusive of garage)

### *Architect:*

Roy Sellors,  
Winnipeg, Man.

DESIGN  
514



### Area:

First floor — 785 sq. ft.

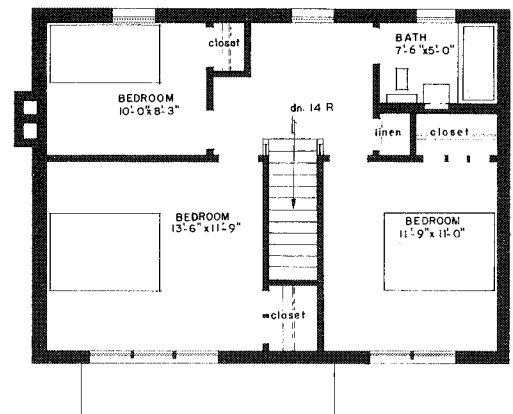
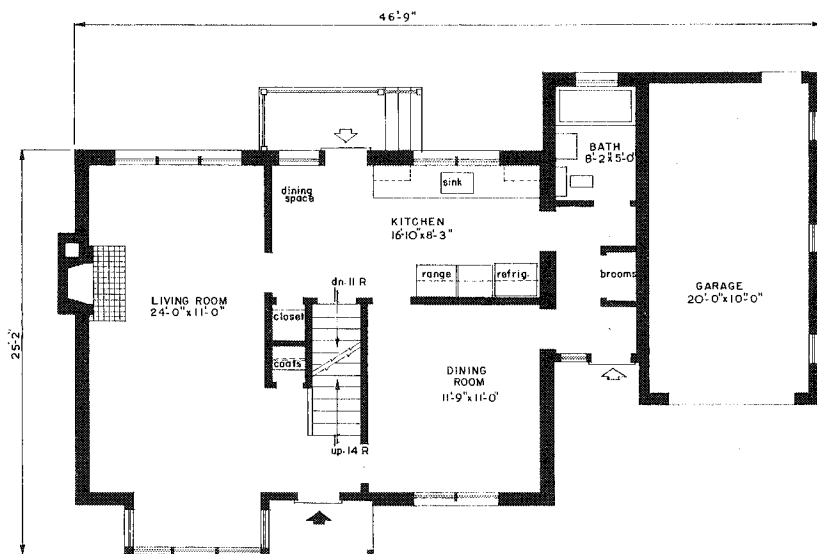
Second floor — 780 sq. ft.

Total 1,565 sq. ft.

### Cubic Contents:

22,105 cubic feet

DESIGN  
515



DESIGN  
516

*Area:*

First floor — 800 sq. ft.

Second floor — 660 sq. ft.

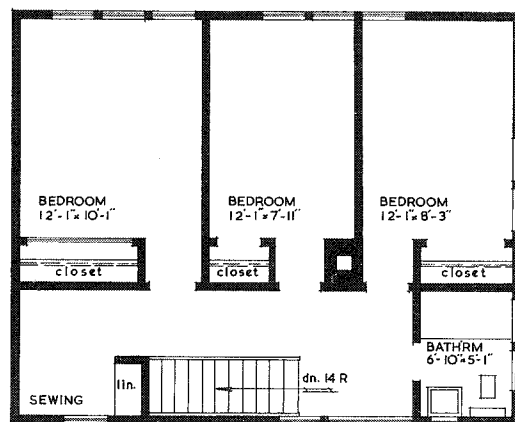
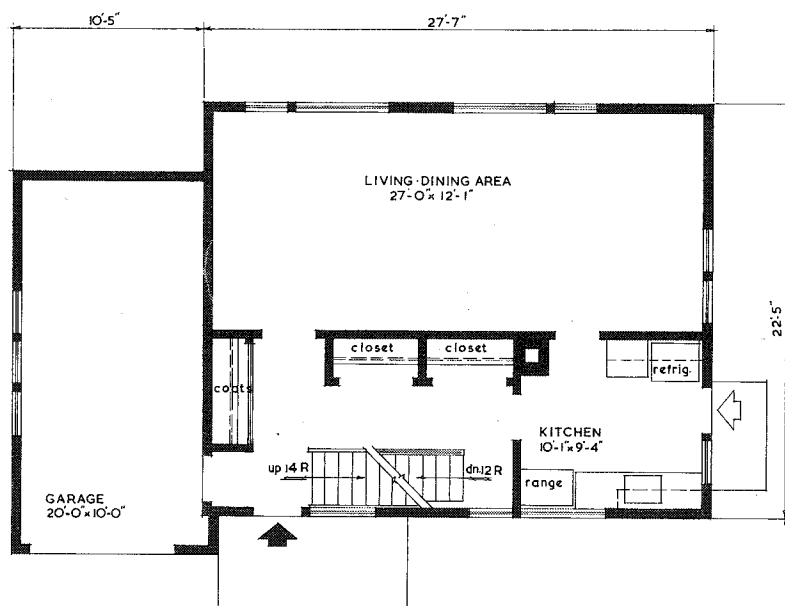
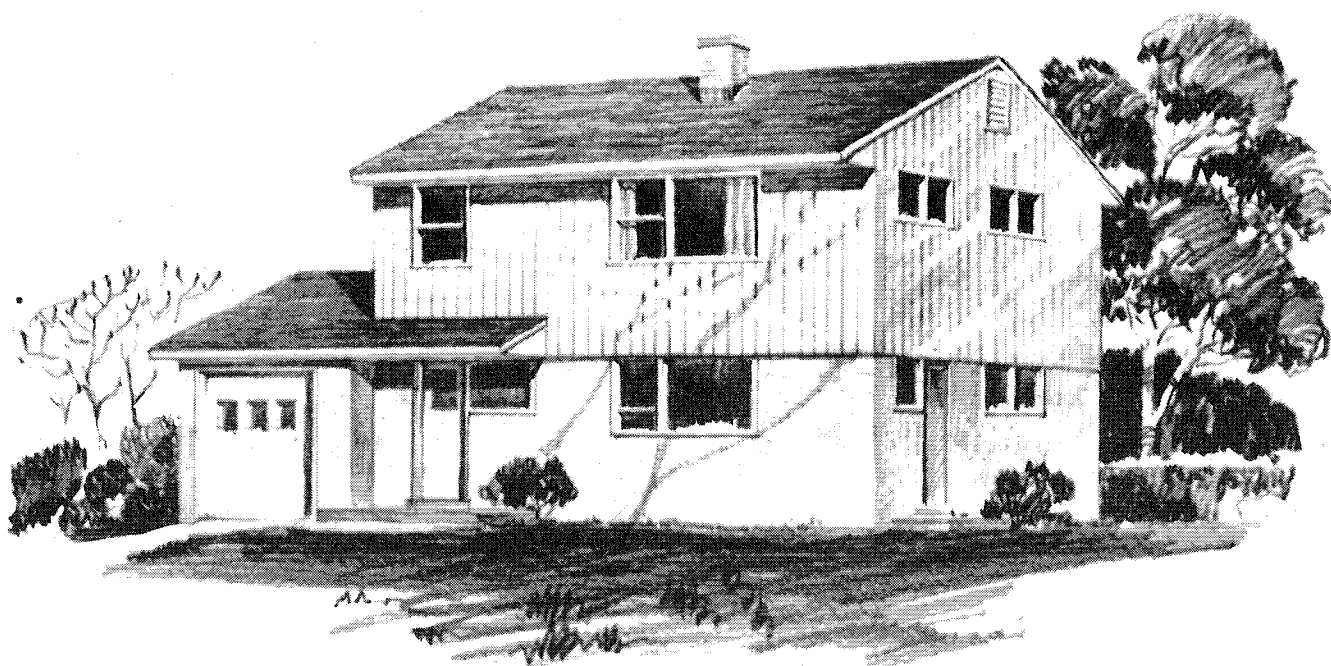
Total 1,460 sq. ft.  
(exclusive of garage)

*Cubic Contents:*

20,525 cubic feet  
(exclusive of garage)

*Architect:*

Wilson & Newton,  
Toronto, Ont.



### *Area:*

First floor — 618 sq. ft.

Second floor — 618 sq. ft.

Total 1,236 sq. ft.  
(exclusive of garage)

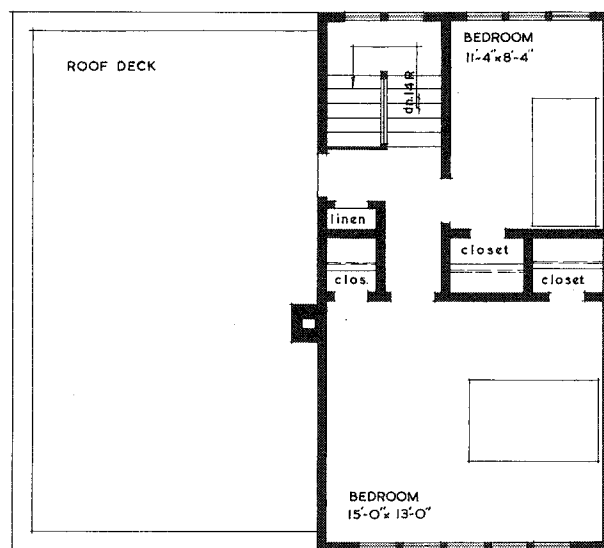
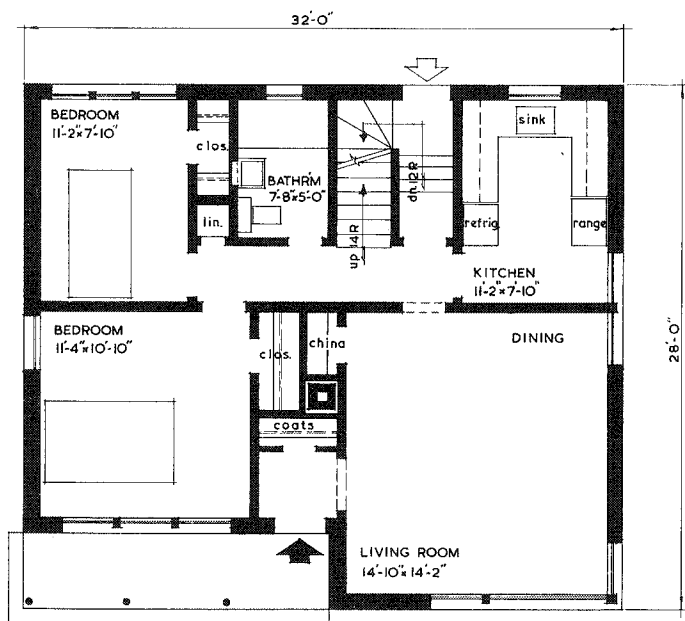
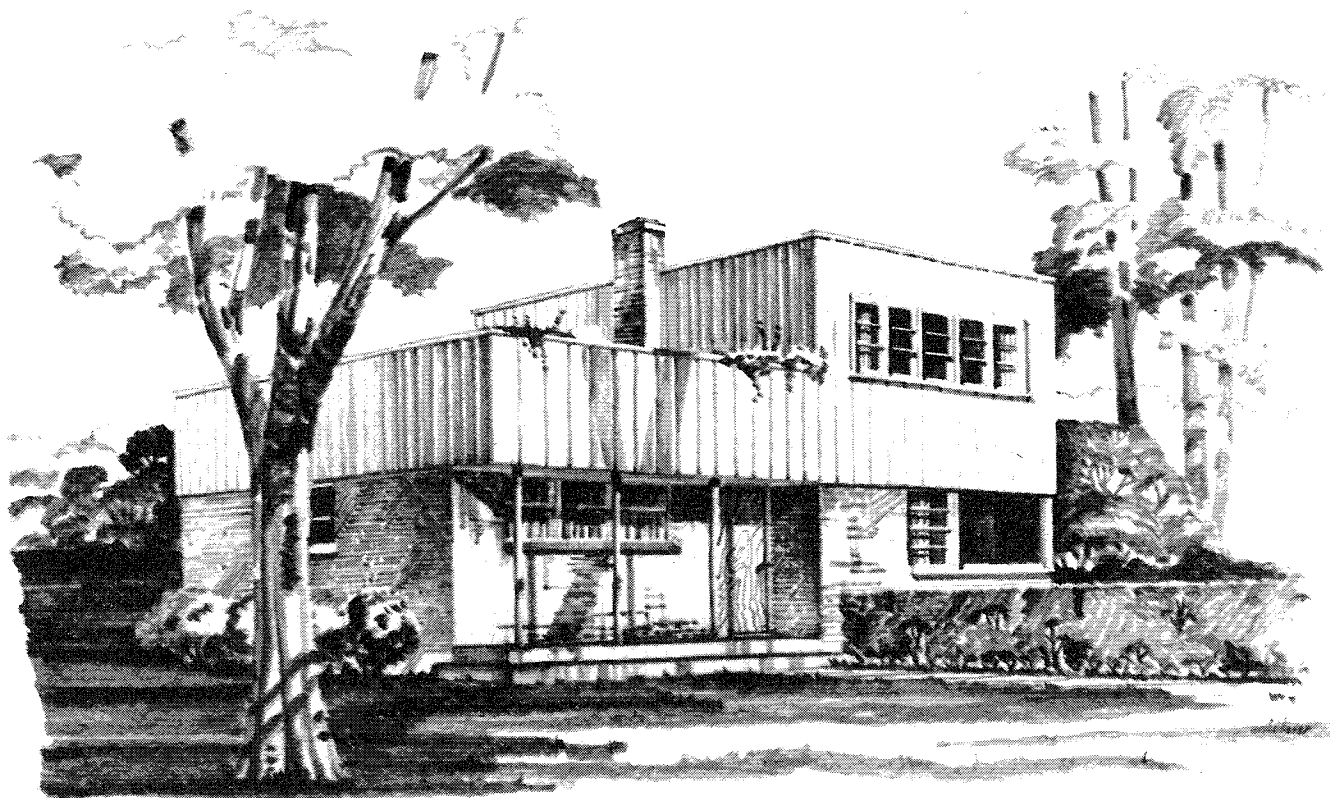
### *Cubic Contents:*

17,150 cubic feet  
(exclusive of garage)

### *Architect:*

Roy Sellors,  
Winnipeg, Man.

DESIGN  
517



### *Area:*

First floor — 833 sq. ft.

Second floor — 438 sq. ft.

Total 1,271 sq. ft.

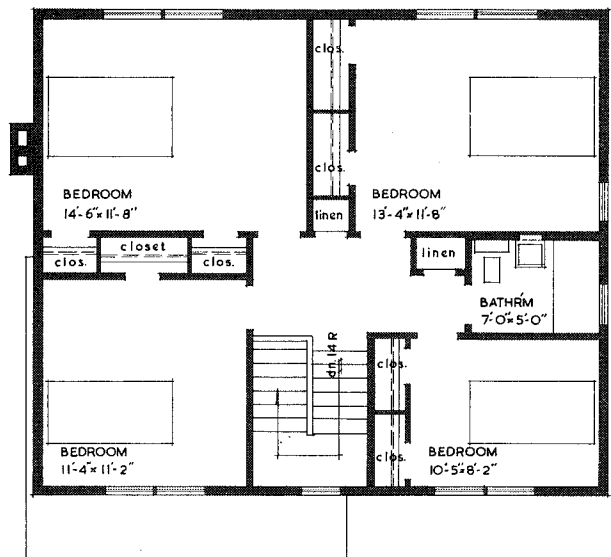
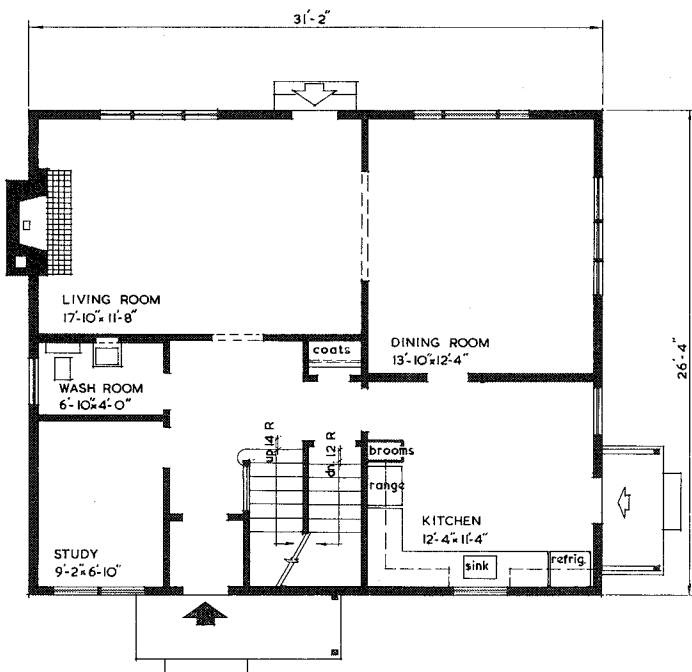
### *Cubic Contents:*

17,350 cubic feet

### *Architect:*

M. G. Dixon,  
Ottawa, Ont.

DESIGN  
600



### Area:

First floor — 820 sq. ft.

Second floor — 820 sq. ft.

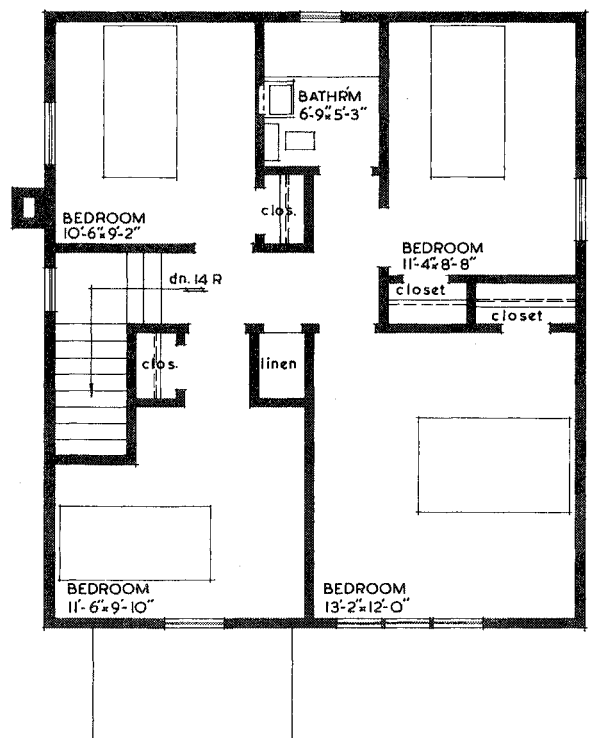
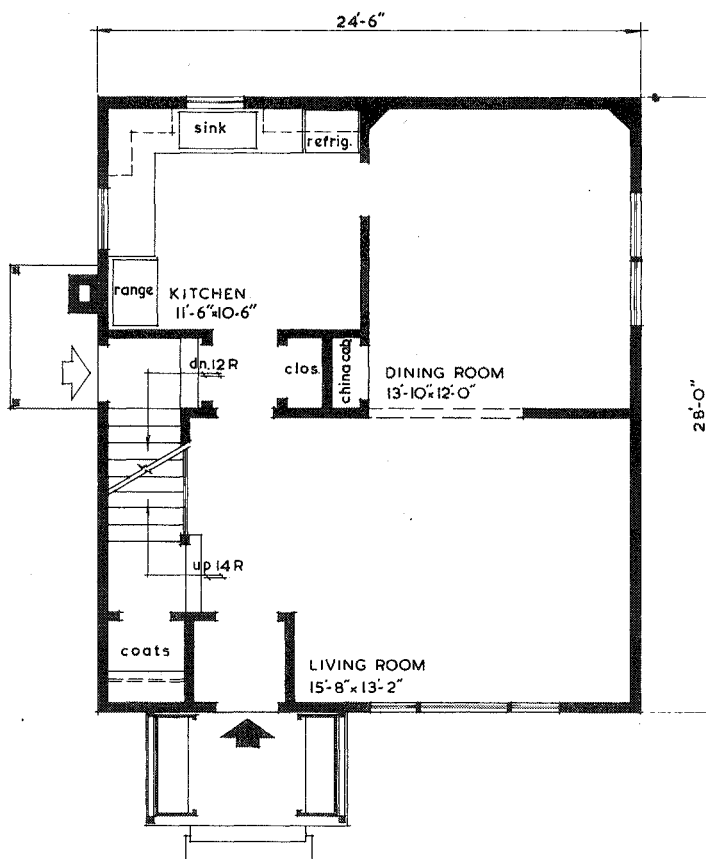
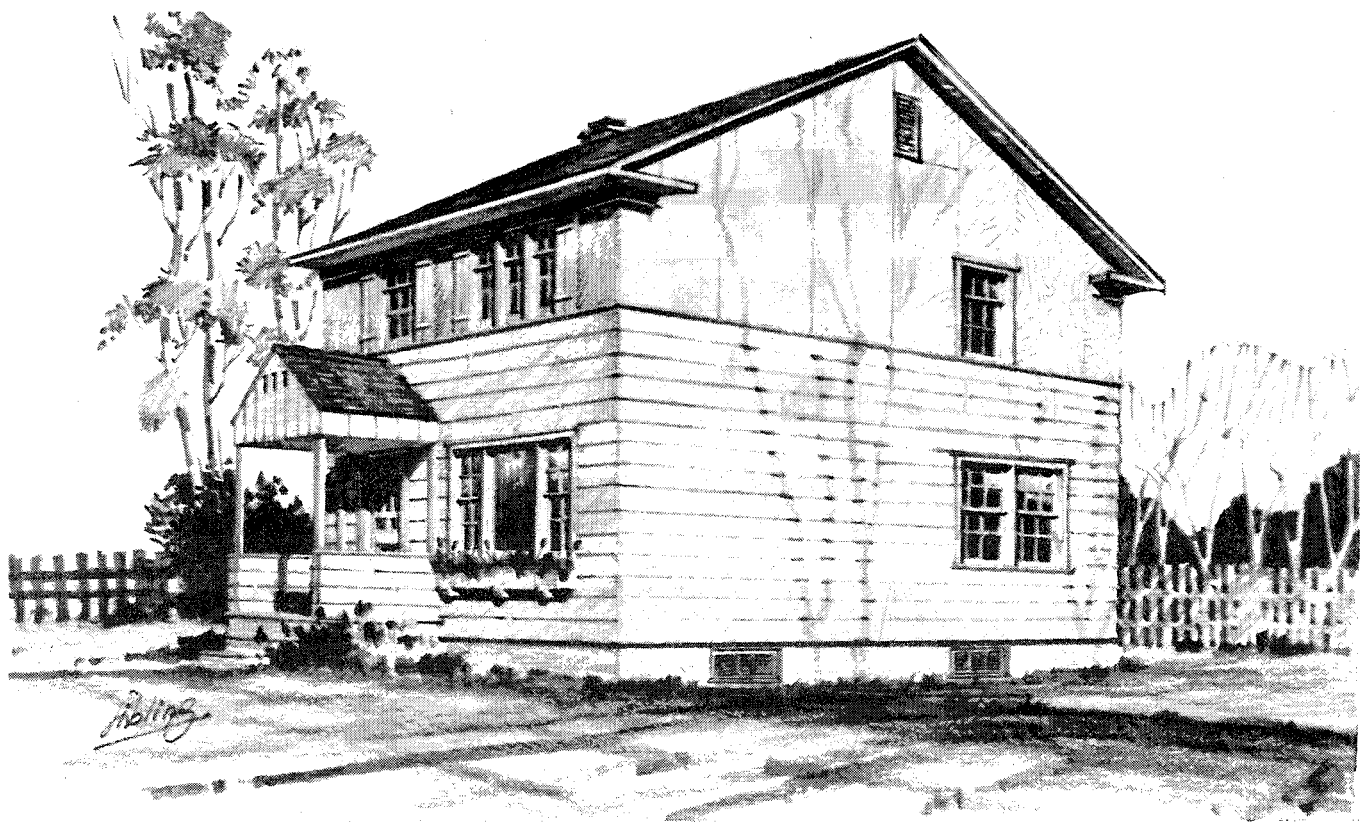
Total 1,640 sq. ft.

### Cubic Contents:

23,165 cubic feet

DESIGN  
601





DESIGN  
602

*Area:*

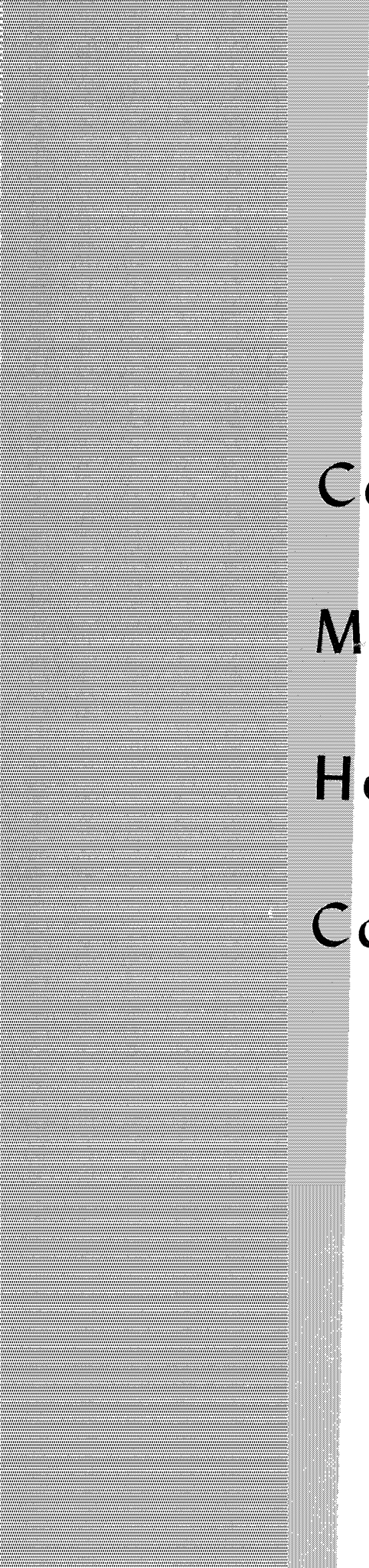
First floor — 686 sq. ft.  
Second floor — 686 sq. ft.  
Total 1,372 sq. ft.

*Cubic Contents:*

19,210 cubic feet

*Architect:*

Rodolphe Lajoie,  
Montreal, Que.



# Central Mortgage and Housing Corporation

PRINTED IN CANADA  
OTTAWA, JANUARY, 1952